

TURKEY CREEK RANCH
(5EP836)
FORT CARSON, COLORADO

by

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and
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Midwest Archeological Center
Lincoln, Nebraska

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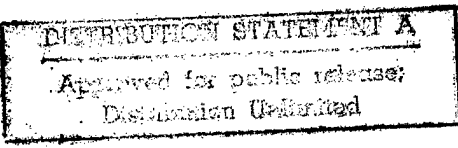
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13. ABSTRACT (Maximum 200 words) Spencer Penrose, a mining magnate, tourism developer, and philanthropist, purchased the Turkey Creek Ranch (5EP836) near Colorado Springs, Colorado, in 1912. Penrose became a local ranching leader through his raising of purebred Holsteins and exotic sheep at Turkey Creek Ranch. He also kept wild animals, some of which became the basis for his Cheyenne Mountain Zoo. Using the services of local high-style architects MacLaren and Thomas, Penrose built an impressive Spanish Revival style residence and numerous outbuildings at the Ranch in 1912-1913. Improvements continued at the Ranch until Penrose's death in 1939. The Turkey Creek Ranch District, which has been determined eligible to be listed on the National Register of Historic Places, consists of 8 historically significant buildings and 13 other buildings or structures.				
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TECHNICAL ABSTRACT

The Turkey Creek Ranch (5EP836) was determined eligible to the National Register of Historic Places under criteria A, B, and C by the Colorado State Historic Preservation Office in 1993. The district represents the social history of Colorado through its association with the wealthy and influential Penrose Family of Colorado Springs, Colorado, and represents the history of ranching in Colorado through Penrose's raising of and experimentation with purebred Holsteins and exotic sheep. In addition, the district contains the Main House, a good example of Spanish Revival Style architecture. The Turkey Creek Ranch district contains 8 contributing and 13 non-contributing structures. Recordation of these structures was undertaken after Outdoor Recreation, Department of the Army, proposed extensive modifications to the site.

POPULAR ABSTRACT

Spencer Penrose, a mining magnate, tourism developer, and philanthropist, purchased the Turkey Creek Ranch (5EP836) near Colorado Springs, Colorado, in 1912. Penrose became a local ranching leader through his raising of purebred Holsteins and exotic sheep at Turkey Creek Ranch. He also kept wild animals, some of which became the basis for his Cheyenne Mountain Zoo. Using the services of local high-style architects MacLaren and Thomas, Penrose built an impressive Spanish Revival style residence and numerous outbuildings at the Ranch in 1912-1913. Improvements continued at the Ranch until Penrose's death in 1939. The Turkey Creek Ranch district, which has been determined eligible to be listed on the National Register of Historic Places, consists of 8 historically significant buildings and 13 other buildings or structures.

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This report has been prepared with the cooperation and assistance of numerous individuals. These individuals have been instrumental in all aspects of the report from initial research to final editing.

A number of people assisted Jim Schneck and Julie Field when they first traveled to Colorado Springs to record the ranch's structures. Leah Davis at the Pioneers Museum in Colorado Springs and Ginny Kiefer of the Colorado College Special Collections assisted in researching the life and projects of Spencer Penrose. Mary Fry, also at the Pioneer Museum Library, located El Paso County aerial photos and line drawings and provided information about other Penrose-related structures in the area. Jody Jones at Local History, Pikes Peak Library District, provided original drawings, photographs, and research materials about both Penrose and Turkey Creek Ranch. Richard Bridges, editor of the Fort Carson Mountaineer, also assisted in the initial research of the ranch.

Cloyd and Dan Brunson of Stewarts Photographers reproduced 1950s photographs of the ranch and provided information on the individuals who originally commissioned the photographs. These photographs are now in the collections at the Local History section of the Pikes Peak Library District.

Rob Hilbert, vice president for administration of the El Pomar Foundation, and Thayer Tutt III, great-grandson of Spencer Penrose's partner Charles L. Tutt, provided access to Penrose's letters and papers at El Pomar. In addition, they shared personal information about Spencer and Julie Penrose, El Pomar, and the couple's charitable endeavors in the Colorado Springs area. Ellie McCall, Thayer Tutt's daughter, recalled details about and people associated with Julie Penrose and the Broadmoor Hotel.

Amy Hummell at the Cheyenne Mountain Zoo provided a history of the zoo and information about Penrose's love of animals. Hermine Weber, Julie Penrose's former maid, and Paul Baschleben, Julie Penrose's former chauffeur, provided information about Mrs. Penrose's use of the ranch during their time of employment. Bob McIntyre, Broadmoor Hotel photographer since 1949, also shared personal remembrances of Julie Penrose.

Cecil Ver Duft and George Metzger, both former owners of Turkey Creek Ranch, provided invaluable information about the ranch in the 1950s and other previous owners. Local residents or former residents Rich Sarah, Emil Clark, Joe Bond, Jr., Merv Casey (nephew of the former ranch manager Grant E. Friezler), and Agnes Earley (Friezler's sister-in-law) all gave interviews about the ranch and the history of cattle raising along Turkey Creek. Lorine Ferguson and Tom Light also provided interviews.

General and Mrs. (Ann) Hudachek were responsible for restoring the Main House in 1981-1982 and provided information about the condition of the house at the time and the materials used in the restoration. Christine Banister, associated with the ranch since 1966, also gave an interview about her assistance in the restoration of the Main House and the history of the ranch.

Jerry Jones, former chief of Outdoor Recreation for the Directorate of Personnel and Community Activities, provided an initial background to the project, information about possible research sources, and building maintenance plans for the structures at the ranch. Ed Whitcraft, the Contract and Operations Representative, explained their maintenance and repair strategy.

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John Valentine of the Natural Resources Conservation Service assisted the authors in finding aerial photographs of the area. In addition, Steve Vigil at El Paso County Planning located early aerial photos of the Turkey Creek Ranch area.

At the Midwest Archeological Center, thanks go to Julie Field for assisting with the original field research and the Historic Building Architectural Forms. Ms. Field was also responsible for the non-contributing photographs and captions. Christine Voight assisted with initial document research for the project. Jennifer Galindo worked on photo captions, and ordered and organized the photographs and building plans. Carrol Moxham coordinated the production of illustrations for this report, and John Andresen and Ken Gobber provided editorial support. Melissa Connor gave invaluable editorial assistance and general guidance and support throughout the project.

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INTRODUCTION

Statement of Purpose

The standing structures at Turkey Creek Ranch were initially recorded in 1985, and the ranch was determined eligible for nomination to the National Register of Historic Places as a district by the Colorado State Historic Preservation Office (SHPO) in October 1993 (Figure I.1). Because of the Colorado SHPO's determination of eligibility, all modifications made to the ranch are required to be reviewed by their office prior to implementation.

The National Park Service Midwest Archeological Center (MWAC) in Lincoln, Nebraska, was contacted by the Directorate of Environmental Compliance and Management (DECAM), Department of the Army, Headquarters Fort Carson (HQ-FTC) on October 10, 1995, and requested to perform a field survey of the structures at the Turkey Creek Ranch (5EP836). Using the data gathered during the field survey, MWAC produced Historic Architectural Building Survey (HABS) Level II documentation for contributing structures, Colorado Historic Architectural Building/Structure Forms for non-contributing structures, and a report meeting the Secretary of the Interior's Standards and Guidelines. This technical report meets the requirements set by DECAM by providing detailed descriptions of each contributing and non-contributing building at Turkey Creek Ranch (5EP836).

History of the Project

Turkey Creek Ranch (5EP836) was determined eligible to the National Register of Historic Places under Criteria A, B, and C in October 1993 by the Colorado State Historic Preservation Office (SHPO). In February 1994, the SHPO stipulated that any modification made to the ranch must be submitted to them for review prior to implementation and that all work must be coordinated with the Directorate of Environmental Compliance and Management (DECAM).

In 1995, Fort Carson developed plans to upgrade some of the structures at Turkey Creek Ranch, primarily the Main House 10000. In October of that year, DECAM requested that MWAC record the existing structures and features at Turkey Creek Ranch before the modifications occurred. The standing structures at Turkey Creek Ranch were originally recorded in 1985 by Kurt P. Schweigert (Schweigert 1987).

Preliminary archival research was carried out by Christine Voight in 1995. In May 1996, Jim Schneck and Julie Field from MWAC documented all standing structures and visible features at Turkey Creek Ranch. At this time photographs were taken of all the non-contributing buildings and features at 5EP836. The same month, Hadley Harper produced photographs of the contributing buildings at the ranch. Upon returning from the field, Jim Schneck produced Historic Architectural Building/Structure forms for the 13 non-contributing buildings and drafted Historic Architectural Building Survey narratives for the 8 contributing buildings. These forms and narratives were completed with photo documentation in April 1997. Julie Field developed captions for a majority of the photographs. Architectural Historian Jim Schneck left his position with MWAC at the end of November 1996. In March 1997, Karin Roberts was hired to complete the HABS narratives and to produce the final technical report.

Methods

Turkey Creek Ranch was first documented by Kurt P. Schweigert in 1985. A site form was completed that year and a short report describing structures at the ranch was produced in 1987. The 1987 report included photographs and a copy of an original architectural drawing of the Main House 10000. Original drawings for the Main House 10000, the Fire Station 10012, the Log Cabin/Office 10002, and other structures are on file at Local History, Penrose Public Library, Colorado Springs, Colorado.

Preliminary research for Turkey Creek Ranch was performed by Jim Schneck and Christine Voight in the fall of 1995. The Pioneers Museum, the Colorado College Special Collections, and Local History at the Penrose Public Library provided a considerable amount of information about both Spencer Penrose and Turkey Creek Ranch. Fortunately, primarily because of its association with Spencer Penrose, numerous books and articles mention the Turkey Creek Ranch.

In May 1996, Jim Schneck and Julie Field prepared detailed descriptions of all existing structures and features at Turkey Creek Ranch. Julie Field also produced 35-mm photographs of the 13 non-contributing buildings at the ranch (Rolls TCR-A through TCR-D). Photographs were taken later the same month of the 8 contributing buildings at Turkey Creek Ranch (Rolls TCR-1 through TCR-28). These were taken by Hadley Harper of Hadley Harper Photographics using a 2¼"-x-2¼" format.

Additional historical research was completed for the ranch at the time of the field survey. Much information about the ranch's use during the years following the Penrose era was gained through numerous interviews with subsequent owners and visitors to the Ranch, and persons in the Fort Carson Military Reservation offices of Real Property, Outdoor Recreation, Directorate of Public Works, and Directorate of Environmental Compliance and Management. In addition, the El Paso County Assessors Office was contacted for property ownership records. The El Pomar Foundation, Penrose's charitable legacy, provided access to Spencer Penrose's personal and business papers. Also at this time aerial photographs of the site were secured from the Natural Resources Conservation Service and from the El Paso County Planning Office. The earliest of these photographs dates to 1937.

In August 1996, Sherda Williams performed a survey at the ranch to define any historic landscape features at the site. Some of the recorded features include remains of Penrose's apple and pear orchard and the planned formal gardens near the Main House 10000.

Historic American Building Survey (HABS) narratives were completed for the 8 contributing buildings at Turkey Creek Ranch in April 1997. These narratives include archival-quality photographs of the contributing structures, as well as reproductions of original and current building plans. In addition, Historic Architectural Building/Structure forms were completed for the 13 non-contributing buildings. These forms include 35-mm photographs and current building plans for the structures.

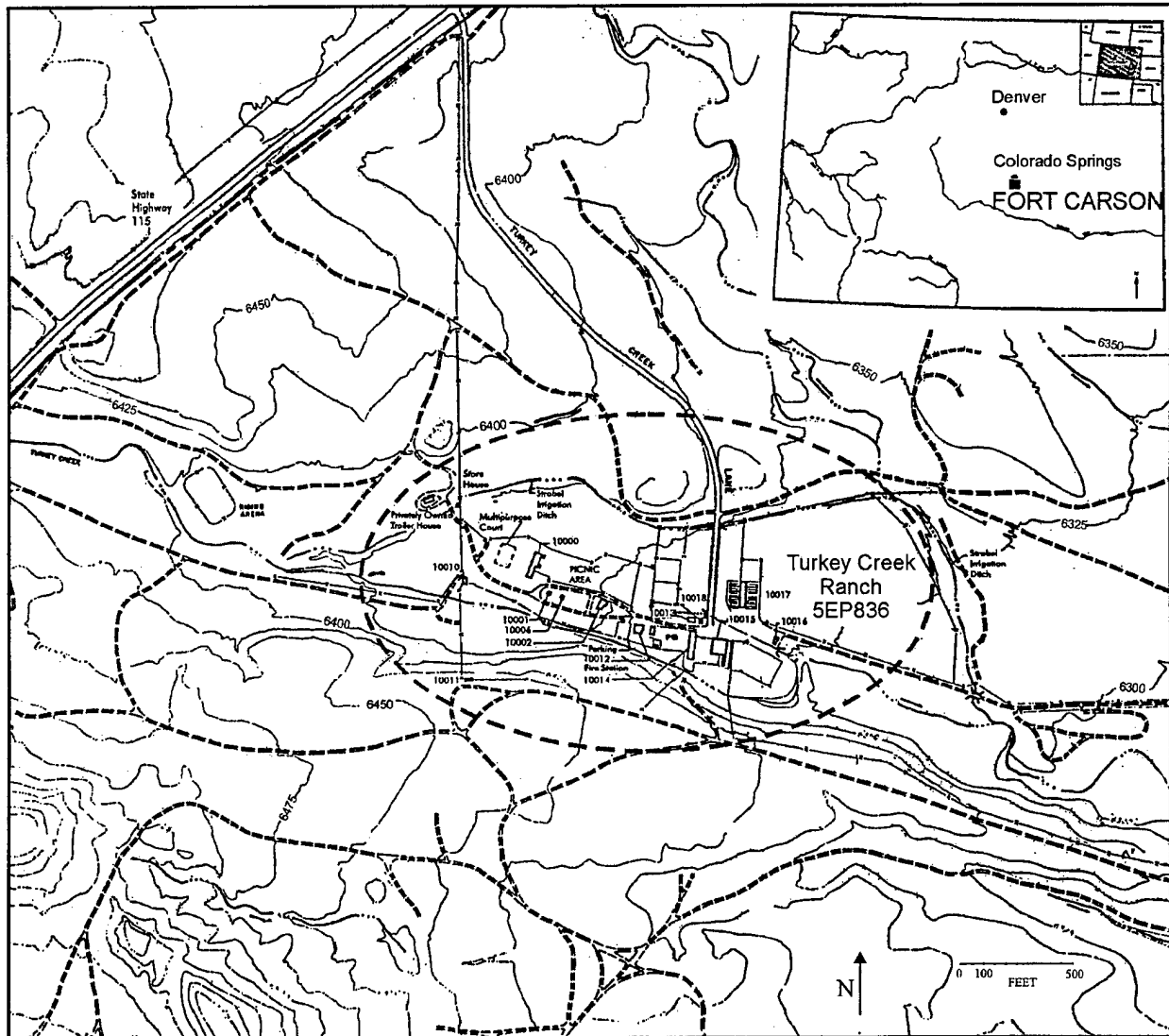


Figure I.1 5EP836. The Fort Carson cantonment and the location of Turkey Creek Ranch.

HISTORY

Spencer Penrose

Spencer Penrose, known as "Spec," was born November 2, 1865, in Philadelphia, Pennsylvania, to Dr. and Mrs. Richard Alexander Fullerton Penrose, a well-to-do Philadelphia family. After graduating Harvard in 1886, he arrived in Colorado Springs in 1891 at the age of 25. Shortly thereafter he formed a mining and real estate partnership with Charles L. Tutt in Cripple Creek, Colorado. Their Cash-On-Delivery mine in Cripple Creek produced a great profit for the partners, and they developed ore reduction mills at Colorado City and Canon City (Gazette-Telegraph 1978). In 1903 Penrose and Tutt, along with Charles MacNeill and Daniel Jackling, formed the Utah Copper Company in Bingham, Utah. This company merged with other copper mining companies to form the Kennecott Copper Corporation in 1923 (Sprague 1961).

In 1906 Spencer Penrose married Julie Villiers Lewis McMillan in London after a five-year relationship. She was a 35-year-old widow at the time of their marriage and had a daughter from her previous marriage, Gladys, who later married the Count Cornet de Ways Ruart of Belgium (Sprague 1961).

At his death on December 7, 1939, Penrose was known in the Colorado Springs area as one of the greatest builders that the community had ever seen (Gazette-Telegraph 1939), and he was almost single-handedly responsible for the development of the tourism industry in Colorado Springs through his numerous building projects.

Since the end of the nineteenth century, Colorado Springs had been known for its restorative powers for those suffering from tuberculosis. The mountain climate strengthened and uplifted the ailing and drew many people to the Colorado Springs area (Connor and Schneck 1996). By 1913 the population of Colorado Springs had stabilized at 30,000 citizens. Because of this, Penrose sought a venture that would bring economic revival to the city. Penrose looked to the tourism industry to revive the economy. Charles Noble had proposed building an auto road to the top of Pikes Peak and Penrose decided to support the project. Although the road initially met with opposition from the government and the community, Penrose was able to convince them of the viability of the project. He was able to persuade Barney Oldfield, a famous auto racer of the time, to appear in the first Pikes Peak Hill Climb. Penrose also convinced some of his associates to help finance the construction. Thought to cost \$25,000 initially, the cost of the road ballooned to more than \$250,000, most of it coming from Penrose himself. The highway was constructed in the summer and fall of 1915. The next year Colorado Springs saw an marked increase in tourist dollars, particularly from the national attention shown to the first Pikes Peak Hill Climb in 1916 (Sprague 1961).

Shortly after the Pikes Peak Highway was completed, Penrose purchased the old Broadmoor Hotel and built a new \$3 million facility at the site during 1917 and 1918. The resort included bridle paths, hiking trails, a large fountain, stables for 400 mounts, tennis courts, rustic bridges, swimming pools, a golf course, and polo fields. Penrose sought to attract wealthy easterners to his resort, hoping to rival Newport as a resort destination. He also purchased most of the land at the eastern base of Cheyenne Mountain for the purpose of developing residential lots (Gazette-Telegraph 1939; Sprague 1961).

Because of his love of animals, Penrose established the Cheyenne Mountain Zoo. His collection of animals began with his purchase of Turkey Creek Ranch in 1912. At Turkey Creek Ranch he kept a variety of animals including bears, coyotes, and an elk named Prince Albert. By February of 1919 he had three big elk, six black-tailed Michigan deer, one black bear, and one grizzly bear at Turkey Creek (Geiger 1968). He also raised exotic sheep and purebred Holsteins at the ranch and was influential in establishing the purebred livestock industry in the area (Gazette-Telegraph 1939). In 1926 Penrose moved the animals at Turkey Creek Ranch and those he kept in cages at the Broadmoor Hotel to the 40-acre Cheyenne Mountain Zoo up the Cheyenne Mountain Highway. Within 12 years, the zoo was home to 350 animals and had even added an elephant (Sprague 1961).

The Manitou and Pikes Peak cog train was another investment Penrose made in the interest of attracting tourists to the Colorado Springs area. He purchased the train in 1925 and rebuilt the line for about \$500,000. That same year Penrose financed the construction of the Cheyenne Mountain Highway from his Cooking Club above Broadmoor to the top of Cheyenne Mountain. He completed the lodge at the summit of Cheyenne Mountain in June of 1926 (Geiger 1968). Unfortunately, the community, because of the scars left on the mountain, declared the road an eyesore (Sprague 1961).

One of Penrose's final tourist-drawing projects was to construct the Will Rogers Shrine of the Sun in 1931. Charles Thomas, one of the Turkey Creek Ranch architects from 1912, drew up plans for the granite tower to be built on Cheyenne Mountain. Penrose named it after Will Rogers, a man he greatly admired (Sprague 1961).

In addition to projects aimed at tourists, Penrose also built for the local community. He built the Penrose Pool in the Monument Valley Park for the community and in 1919 donated his house on West Dale Street to become the Broadmoor Art Academy (later to become the Colorado Springs Fine Arts Center) (Gazette-Telegraph 1939).

Shortly before his death on December 7, 1939, Spencer Penrose created the tax-exempt El Pomar Foundation to manage his fortune. The Foundation was created for charitable purposes "including public, educational, scientific and benevolent uses and purposes" (Sprague 1961:273).

Spencer Penrose's presence is felt in the Colorado Springs area even today. His introduction of new high-quality breeds of cattle, sheep, and swine greatly influenced the livestock industry in the Colorado Springs area. Penrose's Broadmoor Hotel, designed by local and nationally known architects and landscape architects, continues to be a prominent resort complex in the Colorado Springs area. In addition, the Cheyenne Mountain Zoo and Pike's Peak Highway are well-known attractions for tourists and locals alike.

Turkey Creek Ranch

The area south of Colorado Springs has been historically used for sheep and cattle ranching. The original ranch at the site of Turkey Creek Ranch was probably started in 1883 by Horatio H. Jacobs, but evidence has not been found that any of the present structures date from that period (Figure II.1).

Penrose obtained the land upon which the ranch now sits after a series of vague land trades. By 1912, Upton H. White owned the land (Table II.1). Penrose purchased the ranch site

from White in August of 1912, but stated that he had purchased it "...for Mr. White." (Penrose 1912). Penrose sold the land to local rancher Frank Cross in December of 1912, only to purchase it back within the week. The purchase included several existing ranch buildings, some of which are indicated in MacLaren and Thomas's *Plat Plan Showing Location of Buildings on Ranch of Spencer Penrose, Esquire* (Figure II.2).

Apparently, Penrose was commissioning new construction at the ranch well before he legally owned it. Architects MacLaren and Thomas of Colorado Springs prepared plans for the guest house (Office 10002) in early 1912, delivering them to Penrose on May 7, 1912. The building, designed as a rustic "Log Cabin for Mr. Upton White," was constructed at Turkey Creek Ranch by Penrose that year (Figure II.3). Penrose purchased a teepee from A. Smith and Son's Tents and Awnings for use as a residence at the ranch while the cabin was being constructed (Penrose 1912).

Penrose commissioned Colorado Springs' architects MacLaren and Thomas to design and oversee additional new construction in 1912 and 1913. In 1913 Penrose completed construction of several buildings including a large Spanish Revival Style Main House, a combination implement shed, garage, and chauffeur's quarters; a well, windmill, and pump house; and various other out-buildings (Figure II.4). Penrose also constructed at least one cow barn/stable, and maybe as many as three barns, during this initial improvement phase. Penrose also planted fruit orchards. Recreational improvements included a swimming pool and ice skating rink. Penrose relocated several existing ranch buildings to accommodate the new construction.

Penrose continued to improve the site during his ownership (Figure II.5). In November 1913 he ordered a still from the American Copper and Brass Works to install at the ranch for use with apples from his 300 apple trees. The still required a brick furnace and ran on wood and coal. Penrose hired J. E. Albin of Brandenburg, Kentucky, to run the still in 1914. Albin produced apple wine and fermented the pomace to make brandy. Penrose also experimented with freezing fresh fruit in ice caves for winter consumption. In one instance at his El Pomar home, nearly twenty-five years before the advent of deep-freeze, Penrose kept summer watermelons in a special ice-packed cooler and served them in January at a brunch for 300 people (R. Sprague Collection).

Though operated principally as a working ranch, Penrose also used the ranch as a weekend retreat, agricultural experimental facility, and personal zoo. Though he entertained at the ranch, the crowds of guests soon became too much and Penrose eventually banned all visitors on Sundays. He raised prize herds of domestic and imported cattle, hogs and sheep. He also kept several native and exotic animals at the ranch until moving them to his new zoo on Cheyenne Mountain. Fires in 1922 and 1931 destroyed several barns, which were soon rebuilt. By 1924, other interests, including the construction of a Cooking Club lodge on Cheyenne Mountain, had diverted much of Penrose's attention. This, combined with the ranch's inability to turn a reasonable profit led Penrose to sell his award-winning herds and sublet much of the ranch's land. After this, much of the ranch's official business was handled by Penrose's El Pomar Investment Company or Penrose Cattle Company. His years as a cattleman had, however, been influential in the development of purebred livestock ranching in the area.

Penrose expanded his holdings through the 1920s and 1930s, eventually owning several thousands of acres. Some land was purchased almost solely for its water rights. Satisfying the ranch's water needs required construction of several improvements at the ranch, including a windmill, pump house, irrigation ditches, and reservoirs to help meet its needs (Figure II.6).

Penrose constructed the present concrete reservoir 10011 on the bluff south of the Main House and the Pump House 10010. Irrigation ditches were constructed to water the pastures north and northeast of the Main House. One section of the pink concrete ditch bears an inscribed date of "3-24-27."

After Penrose's death in 1939, and until the ranch was sold in 1944, his widow Julie, through the El Pomar Foundation, scaled back the ranch's farming operations and leased its grazing lands. The barns and stable were used as an adjunct to the Broadmoor Hotel stables. Guests at the ranch stayed at the Main House.

The ranch went through a succession of private owners before being purchased by local land developer Cecil Ver Duft in 1956. The ranch complex at that time included the Main House, four hay barns, one elaborate dairy barn, one horse barn with cork flooring (possibly 10017), a meat processing plant (probably 10013), numerous outbuildings, and thirteen living units that Ver Duft leased (Figure II.7). The Ver Duft family lived in the Main House.

The U. S. Army began acquiring ranches along the Turkey Creek drainage in 1964. The Army purchased the bulk of Turkey Creek Ranch in 1964 and 1965. The purchase included four small apartment houses and four smaller houses, as well as the Main House and other improvements. Interviews with local residents, past owners, and caretakers have revealed that much of the area north of the Color Guard Office 10013 was an orchard. The picnic area east of the Main House 10000 was a large "park" during the 1950s but was turned into a picnic area by the Army. The complex has been used by the Army primarily as a recreation area.

Dates of Erection of Structures at Turkey Creek Ranch

No evidence has been found that any of the remaining structures date to 1883, the year the original ranch at Turkey Creek was started by H.H. Jacobs. Spencer Penrose's December 1912 purchase of the ranch from Upton White included several existing ranch buildings. The purchase may have included the Log Cabin 10002 designed by local architects MacLaren and Thomas for Mr. White. However, evidence suggests that Penrose himself commissioned this building in May 1912, before he took possession of the ranch (Penrose 1912).

Soon after acquiring the ranch, Penrose commissioned MacLaren and Thomas to design several new ranch buildings, two of which were the still extant Main House 10000 and Garage and Chauffeur's Quarters with attached implement shed (present Fire Station) 10012 (Table II.2). The implement shed is no longer standing. Penrose also constructed at least one cow barn/stable, and maybe as many as three barns, during this initial improvement phase. Remains of some of those barns may be represented by evidence at or near Features I, L, and M. Barns 10014 and 10015 are thought to date to this period of initial construction.

In addition, Penrose completed construction of a well, a windmill and pump house (possibly Root Cellar 10010), a still, various out-buildings, a swimming pool, and an ice skating rink at this time. The tennis court (Feature R), located to the west of the Main House, may also have been built during the initial construction (Figure II.8). A concrete bench, Feature H, may have been installed in the orchard around the same time (Figure II.9). When constructed, the Main House was approached by a road from the north (Feature E) (Figure II.10).

The present Stable 10017 is thought to have been built or moved to the site about 1916. Penrose's personal correspondence suggests that a cow barn was constructed in 1918. In 1922 one barn burned and was replaced by one or more barns in 1923. A dairy barn, located north of the Color Guard Office 10013, was probably constructed during 1922-1923 and demolished sometime after 1965 (Figure II.11). Cecil Ver Duft recalls the dairy barn as a fairly elaborate structure. Another barn burned in 1931 (Gazette-Telegraph 1931). Barns that once stood at or near Features I and M may have been demolished or burned sometime after 1958. Both were similar to MacLaren and Thomas designs for other Turkey Creek barns.

A 1920s-era photograph shows several small buildings near the present locations of Features A and B (Figure II.12). None are extant today. Feature A is most probably the remains of a small residence reported burned in 1961 (Gazette-Telegraph 1961).

Penrose constructed the concrete reservoir on the bluff south of the Main House in 1913. The pink concrete irrigation ditches (Feature P) that would have watered the pastures north and northeast of the Main House date to 1927 (Figure II.15). The date of construction for Feature C, a pink concrete dam on Turkey Creek, and Feature D, three uncut sandstone retaining walls south of the Main House on the north side of the creek is unclear. They may have been constructed as early as 1913, but probably not later than 1927 (Figures II.13 & II.14). Several duplex apartment buildings, demolished after 1965 and located near the present Feature F, are believed to have been moved on site or constructed late in the Penrose period.

After the Army acquired the ranch in August 1965 a picnic area was developed east of the Main House 10000. In addition, the Army constructed the Latrines 10006 and 10018, and Features 1 (Quarantine Shed), 7 (Utility Building), F (basketball/volleyball courts), G (Gazebo), I (North Loafing Shed), J (Central Loafing Shed), K (South Loafing Shed), and Q (Picnic Shelter). Also during this era, the Army filled in the swimming pool and modified several Penrose-era buildings.

A Brief History of Fort Carson

During the early 1940s, the American military began to expand their facilities. Hoping to improve the local economy after the Great Depression, Colorado Springs businessmen began to promote their city as a suitable site for a military installation. The Army announced in January 1942 that Camp Carson, named for the famed U.S. Army Brigadier General Christopher "Kit" Carson, was to be established near Colorado Springs, Colorado. Construction at the Camp began immediately. The first building at Camp Carson was completed on January 31, 1942, within a month of beginning construction.

More than 1,650 buildings were quickly constructed at Camp Carson during 1942 and 1943 using a fairly new system of construction, the assembly line method. Workers and materials were gathered not only from the Colorado Springs area, but also from other parts of the country. A special railroad spur was constructed to the Camp to deliver supplies from around the nation. Lumber was cut to size at a sawmill constructed adjacent to the railroad spur. By April 1942, nearly 11,500 workers were on site. Troops began to arrive at the Camp in June of the same year.

Camp Carson was initially a temporary installation constructed as part of an effort to place human and material resources in a state of readiness for the second World War. Camp

Carson included troop housing and administration, a hospital complex capable of accommodating 1,250 patients, and a prisoner of war complex, first for Italian and later for German prisoners. At one point the hospital complex was the largest in the nation with over 9,000 patients.

Two divisions were scheduled to be stationed at Camp Carson, consisting of 14,615 enlisted men and 630 officers (Connor and Schneck 1996). During the War, 104,165 men were trained at Camp Carson. The 10th Mountain Division, instrumental in ending World War II through its work in the Italian Alps, was stationed at Camp Carson during the summer months. During the winter months they were stationed at Camp Hale near Leadville, Colorado. After World War II, troops continued to be trained at Camp Carson. From the 1950s until 1974 an Army canine school was run at Camp Carson to provide scouts, messengers, and sentries. When the military expanded for the Korean War in 1950, a Separation Center was established there.

Camp Carson became a permanent installation in August 1954 and changed its name to Fort Carson. When Camp Hale closed in 1965, it was traded for 2,871 acres from the Department of the Interior. An additional 78,700 acres were acquired in 1965 and 1966 bordering the south of the original military reservation. This purchase area to the south included numerous ranches, one of which was the Turkey Creek Ranch.

Fort Carson expanded again in the mid-1960s as the Army prepared for Vietnam. During this time, approximately 30,000 troops were stationed at Fort Carson (Connor and Schneck 1996). In 1982 and 1983 Fort Carson acquired another 244,000 acres in southeast Colorado to be used for maneuver training. This last acquisition greatly increased the total area under Fort Carson's control.

Table II.1. Probable Original and Subsequent Owners of Turkey Creek Ranch (there may be other owners not listed)			
Date Purchased	Date Sold	Owner	Source
1874	Unknown	Charles Sprague	El Paso County Assessors Office
1883	Unknown	Horatio H. Jacobs	Schweigert 1987
before Feb. 27, 1912	Dec. 5, 1912	Upton H. White (owned portion of present ranch)	El Pomar Foundation records
Dec. 5, 1912	Dec. 12, 1912	Frank Cross (and possibly Sidna A. Cross) - briefly owned site of present ranch buildings)	El Paso County Assessors Office/ Fort Carson
Dec. 5, 1912	Dec. 7, 1939	Spencer Penrose (purchased White parcel)	El Pomar Foundation records
Dec. 12, 1912	Dec. 7, 1939	Spencer Penrose (may have paid \$1800 for Cross parcel one week after selling it to Cross)	El Pomar Foundation records
1939	1944	El Pomar Foundation	El Pomar Foundation records
1944	Unknown	Broadmoor Hotel - used as adjunct to stables	El Pomar Foundation records
1949	Unknown	Walter and Juanita Weisensee	Map at Pioneers Museum Archives
unknown	Unknown	Lucy Roth	George Menzer
unknown	May 19, 1953	George C. Jaeger	El Paso County Assessors Office
May 19, 1953	1955	William C. and Margaret Folbre - raised quarter horses	El Paso County Assessors Office/ George Menzer
1955	1956	George Menzer	George Menzer/Cecil Ver Duft
1956	1959	Cecil Ver Duft	Cecil Ver Duft
1959	Unknown	Mr. King (of King Soopers stores)	Cecil Ver Duft
Unknown	March 1962	C. A. Duncan of San Angelo, TX	Colorado Springs Gazette- Telegraph
March 1962	September 1965?	Hayden Farms, Inc. of Phoenix, AZ (paid \$250,000)	Colorado Springs Gazette- Telegraph/ George Menzer
Unknown	September 1965?	Walker Family - owned or rented portion of TCR	Fort Carson, Colorado/ Rich Sarah
September 1965	Present	United States Army	Fort Carson, Colorado

Table II.2. Present and Known Former Structures at Turkey Creek Ranch			
Structure ID (Bldg. No.)	Structure Name	Construction Date	Contributing/ Non-contributing
10000	Penrose House/Main House	1912-1913	contributing
10001	Three-stall Garage	1939-1957	contributing
10002	Guest House/Log Cabin	1912-1913	contributing
10003	unknown - demolished after 1964/1965	prob. 1914-1939	demolished
10004	unknown - demolished after 1964/1965	prob. 1914-1939	demolished
10005	unknown - demolished after 1964/1965	prob. 1914-1939	demolished
10006	Latrine - Feature 12	1973	non-contributing
10008	unknown - demolished after 1964/1965	after 1937	demolished
10010	Pump House/Root Cellar	prob. 1912-1913	contributing
10012	Fire Station (originally garage; attached implement shed demolished) - Feat. 8	1913-1916	non-contributing
10013	Color Guard Office (former milk house)	ca. 1913-1922	contributing
10014	Color Guard Barn (enlarged in 1916)	ca. 1913	contributing
10015	Dude String Barn	prob. 1913	contributing
10017	Barn/Riding Stable	ca. 1916	contributing
10018	Latrine - Feature 5	1973	non-contributing
Feature 1	Quarantine Shed	ca. 1980	non-contributing
Feature 7	Utility Building	ca. 1980	non-contributing
Feature 9	Play Structure	1959-1966	non-contributing
Feature 14	Concession Stand	before 1966	non-contributing
Feature 15	Storage Building (original building demolished between 1987 and 1996)	1987-1996	non-contributing
Feature A	fireplace & foundation (measuring 13'-5" x 15'-5") — remains of house destroyed by fire Dec. 15, 1961	structure built 1920s	not evaluated
Feature B	pink concrete foundation — possible remains of structure, demolished between 1957 and 1973	structure built 1920s	not evaluated
Feature C	pink concrete dam on Turkey Creek (15' long, 13" wide, top incised "FURC")	1913-1927	not evaluated
Feature D	three uncut sandstone retaining walls with no mortar running along the north side of Turkey Creek (2 are 3' high, 15' long, 1 is 3' high, 30' long)	1913-1927	not evaluated
Feature E	old road to north entrance of Penrose House	prob. 1913	not evaluated

Structure ID	Structure Name	Construction Date	Contributing/ Non-contributing
Feature F	basketball court and volleyball court; site of former duplexes—may have been moved to this site (demolished around 1973)	after 1973 built 1938-1955	not evaluated not evaluated
Feature G	Gazebo	1990s	non-contributing
Feature H	concrete bench in orchard between two apple trees (measures 4'-9" x 1'-7")	prob. 1914-1939	not evaluated
Feature I	North Loafing Shed (no remains found of barn located at this site from ca. late 1930s to 1970s)	1980s	non-contributing
Feature J	Central Loafing Shed	1980s	non-contributing
Feature K	South Loafing Shed	1980s	non-contributing
Feature L	concrete slab with trailers parked on it (12" x 12" linoleum tiles in one corner)	unknown	not evaluated
Feature M	pink concrete foundation with rebar— poss. remains of barn destroyed by fire 1973 or 1974	after 1937	not evaluated
Feature N	old drainage ditch (42' long, 2'-8" wide)	unknown	not evaluated
Feature P	pink concrete-lined trench in Strobel Irrigation Ditch	1927	not evaluated
Feature Q	Rectangular Picnic Shelter	1992	non-contributing
Feature R	former tennis court, now multipurpose court	poss. 1913	not evaluated

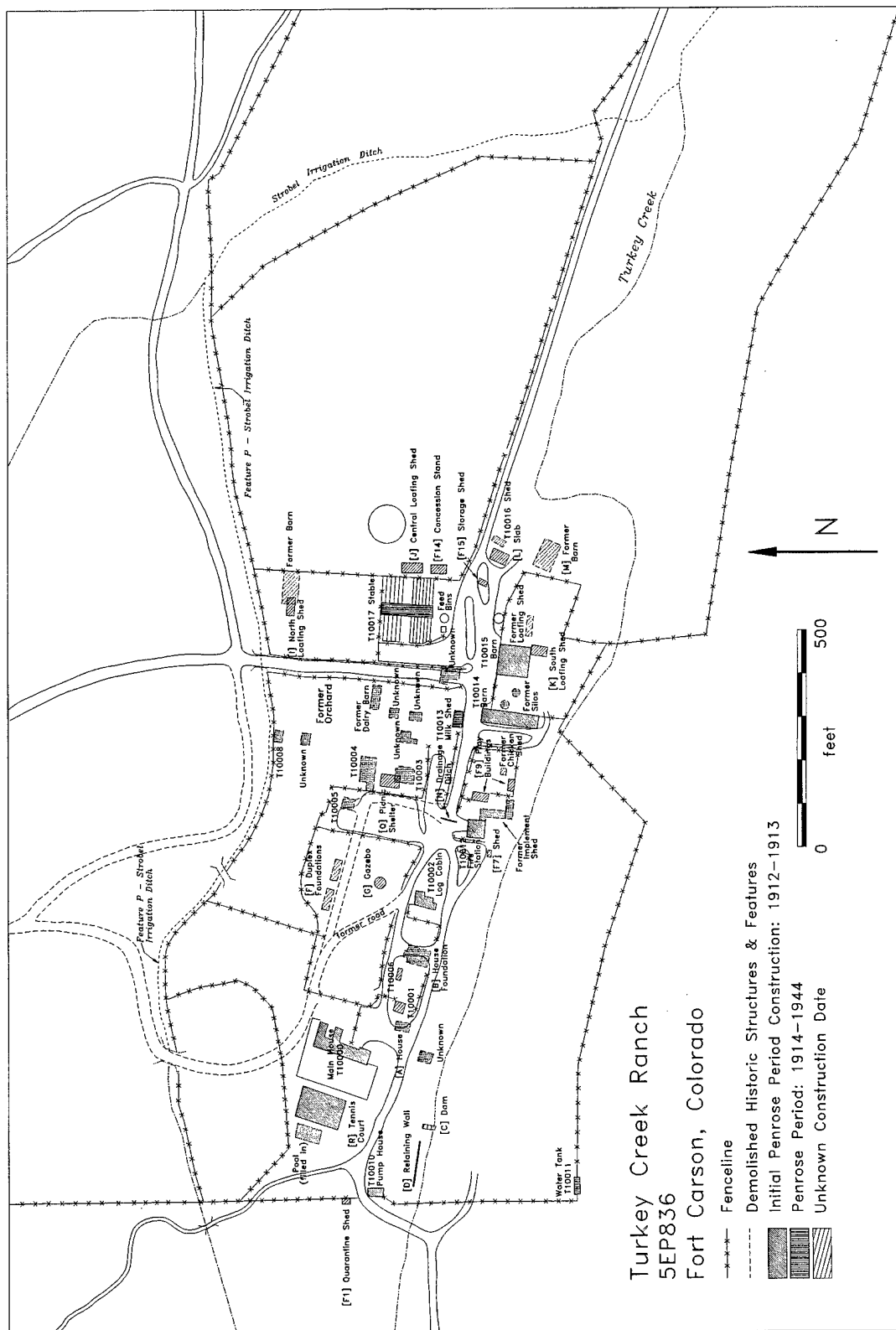


Figure II.1 5EP836. Plan of Turkey Creek Ranch showing dates of construction based on aerial photos and site plans. AutoCAD drawing. Midwest Archeological Center.

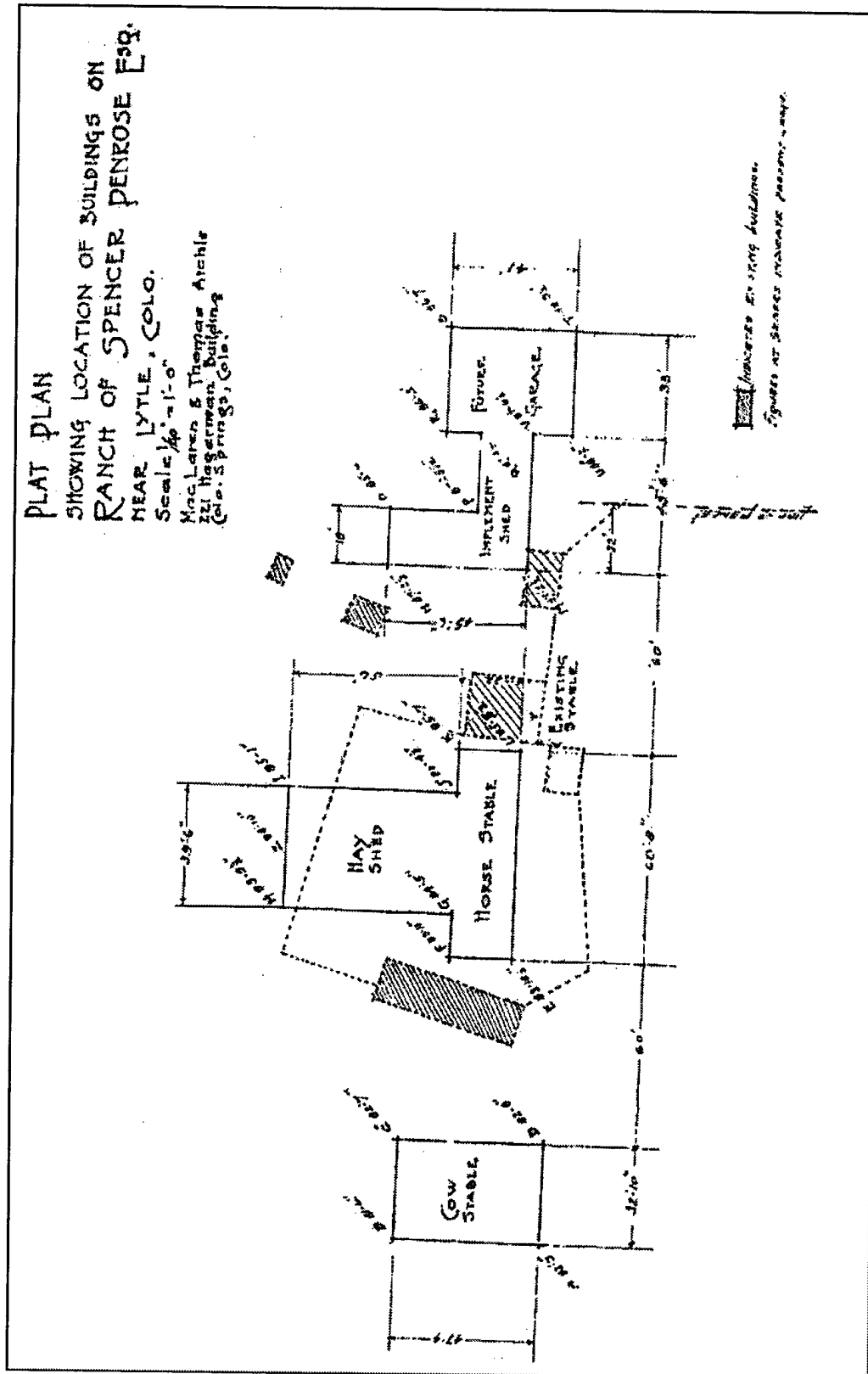


Figure II.2 SEP836. Proposed Plat plan showing buildings present at time of Penrose's purchase. Plat Plan Showing Location of Buildings on Ranch of Spencer Penrose Esq. Near Lytle, Colorado. MacLaren and Thomas, Architects. Courtesy of Local History, Pikes Peak Library District.



Figure II.3 5EP836. Overview of Main House 10000, Guest House 10002, and Garage 10001 from above. View to the southwest. Roll TCR-28, Exposure 7.

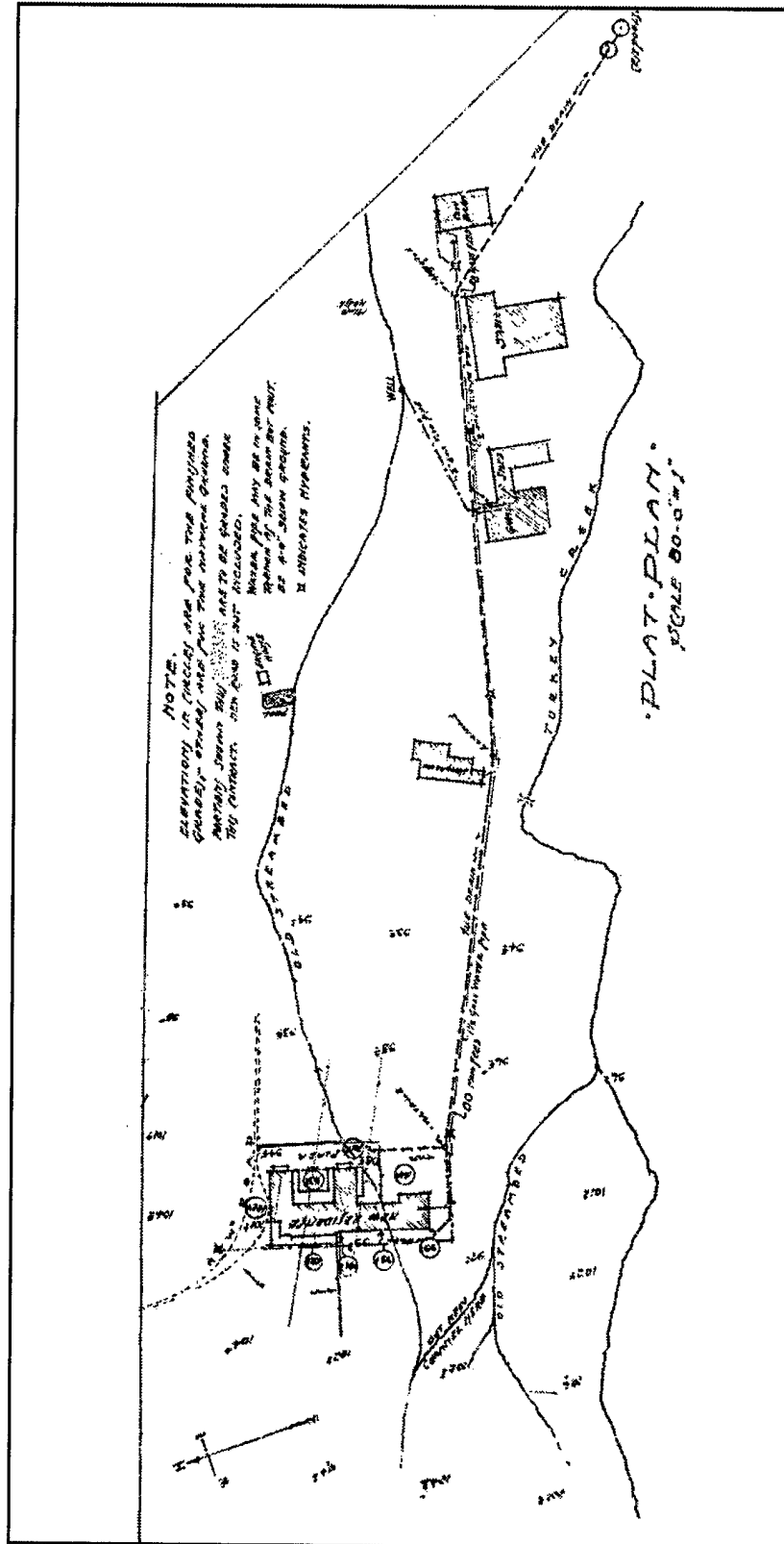


Figure II.4 5EP836. Plat Plan. Residence for Spencer Penrose Esq., Turkey Creek Farm, Colorado, Sheet 3. MacLaren and Thomas, Architects, December 1912. Courtesy of Local History, Pikes Peak Library District.

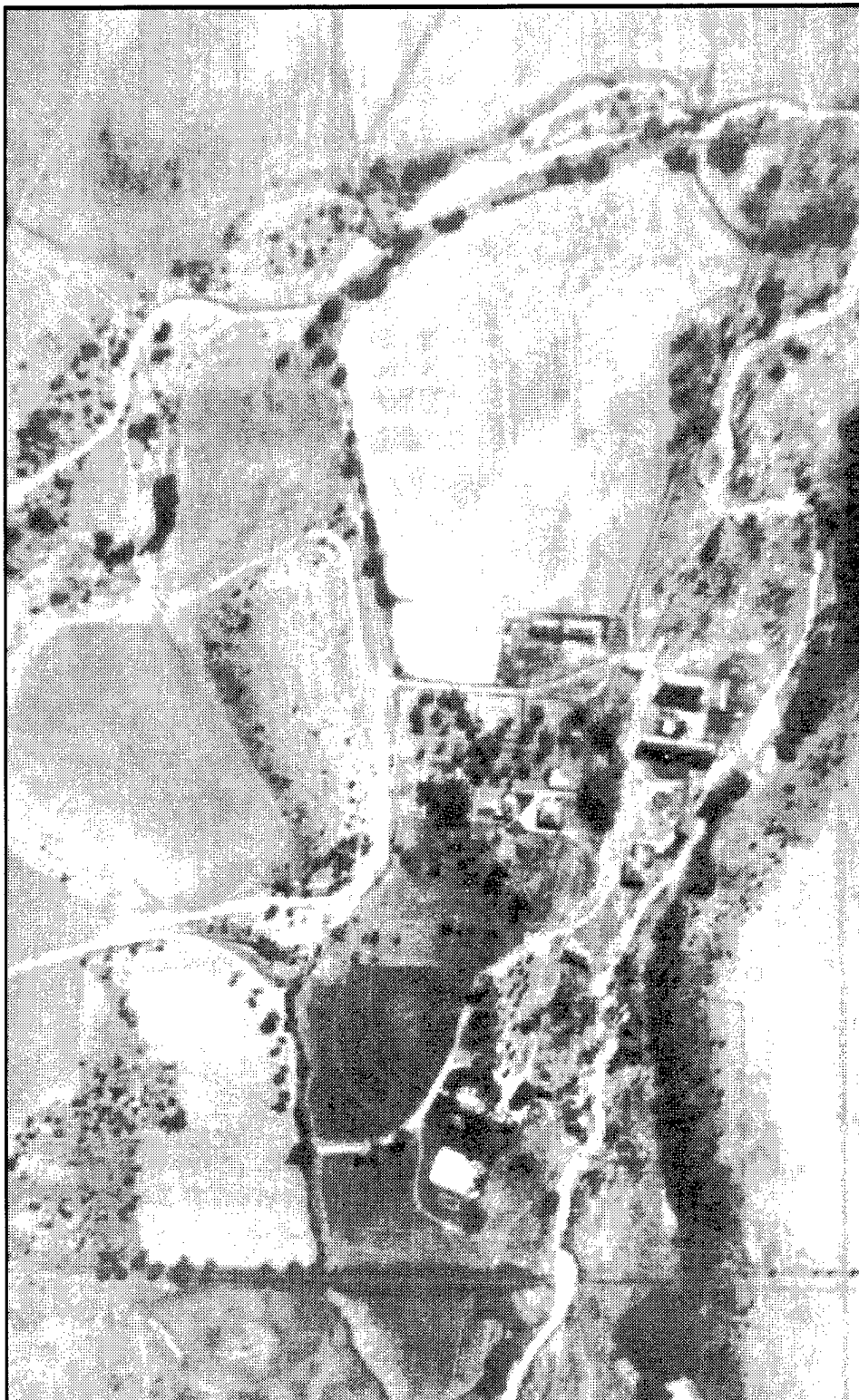


Figure II.5 SEP836. Detail of 1937 Aerial Photo. This aerial photograph dated September 14, 1937 documents the ranch complex two years before Penrose's death.

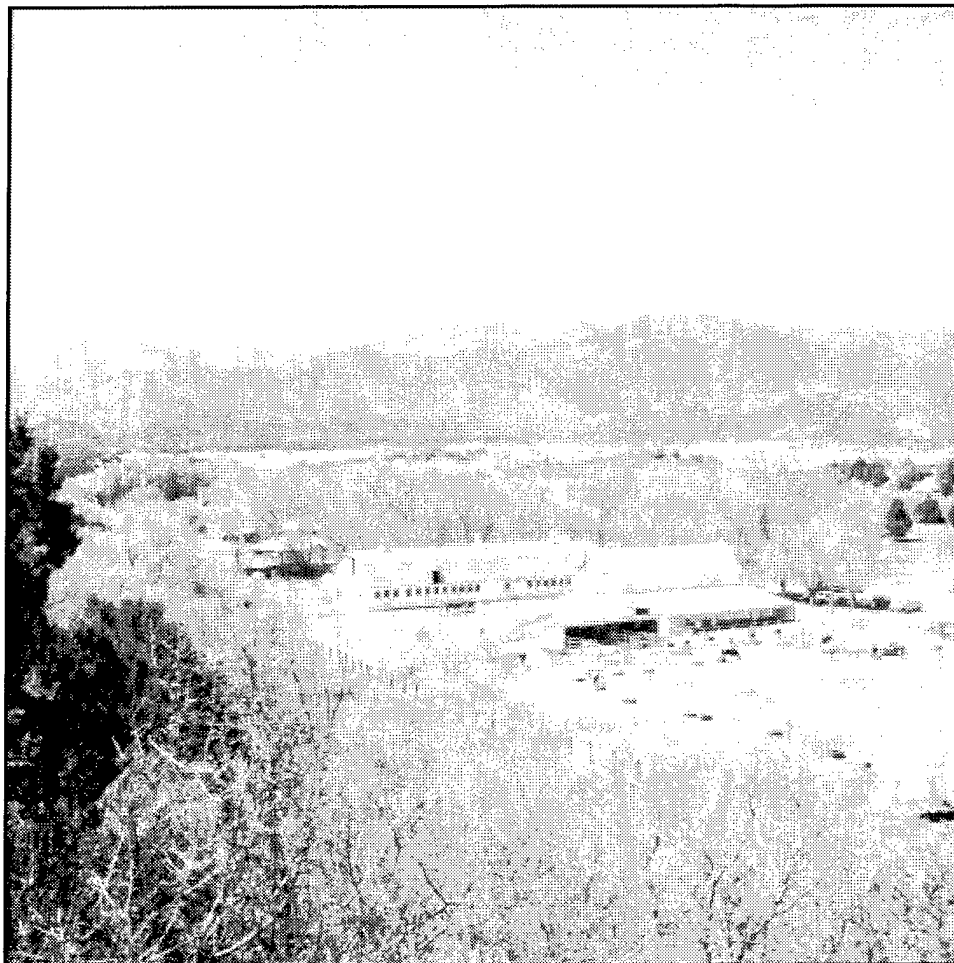


Figure II.6 5EP836. Overview of Turkey Creek Ranch from above. View to the west-northwest. Roll TCR-28, Exposure 4.



Figure II.7 5EP836. Aerial view of Turkey Creek Ranch looking generally northeast. 1957 photograph by Stewarts Photographers, Colorado Springs, Colorado. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.



Figure II.8 5EP836. Feature R, original tennis court with Main House in background. View to the east. Roll TCR-C, Exposure 25.

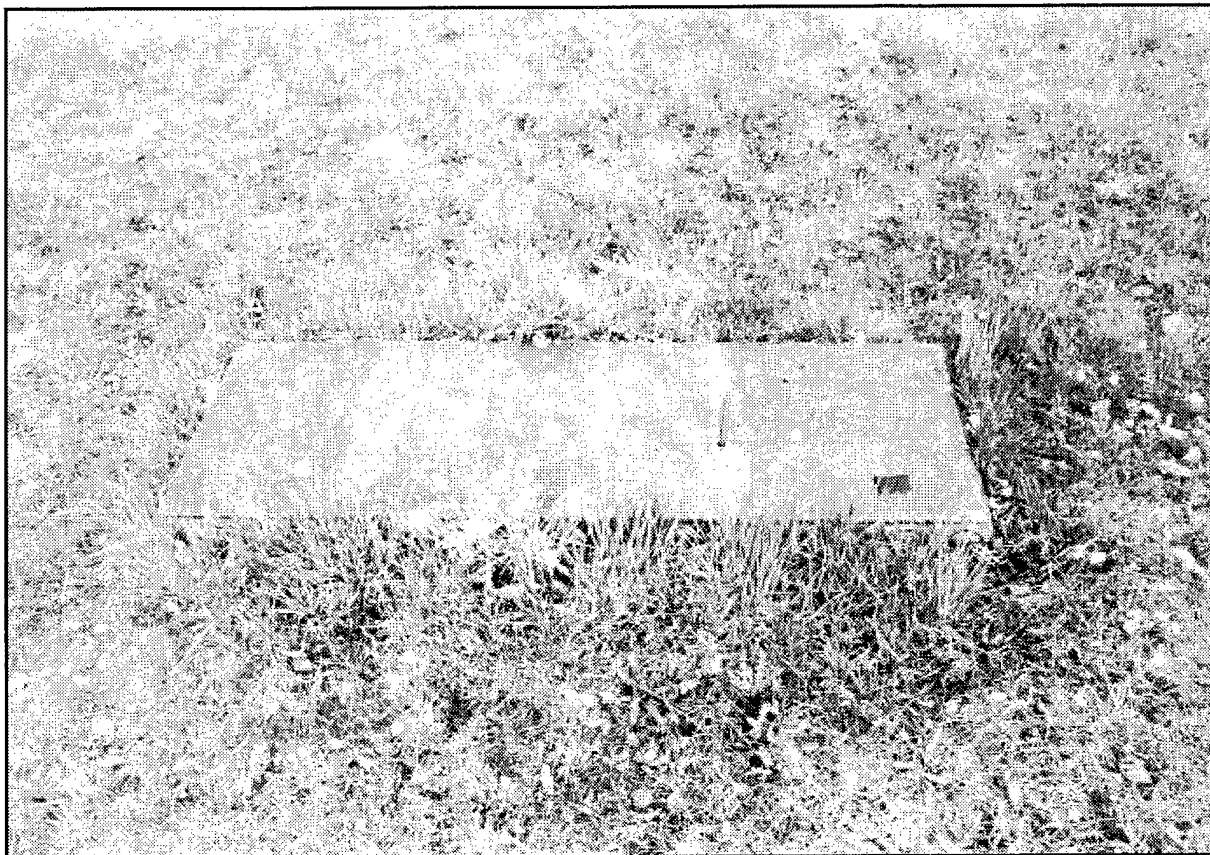


Figure II.9 5EP836. Feature H, concrete bench seat in former orchard. View to the north. Roll TCR-C, Exposure 11.

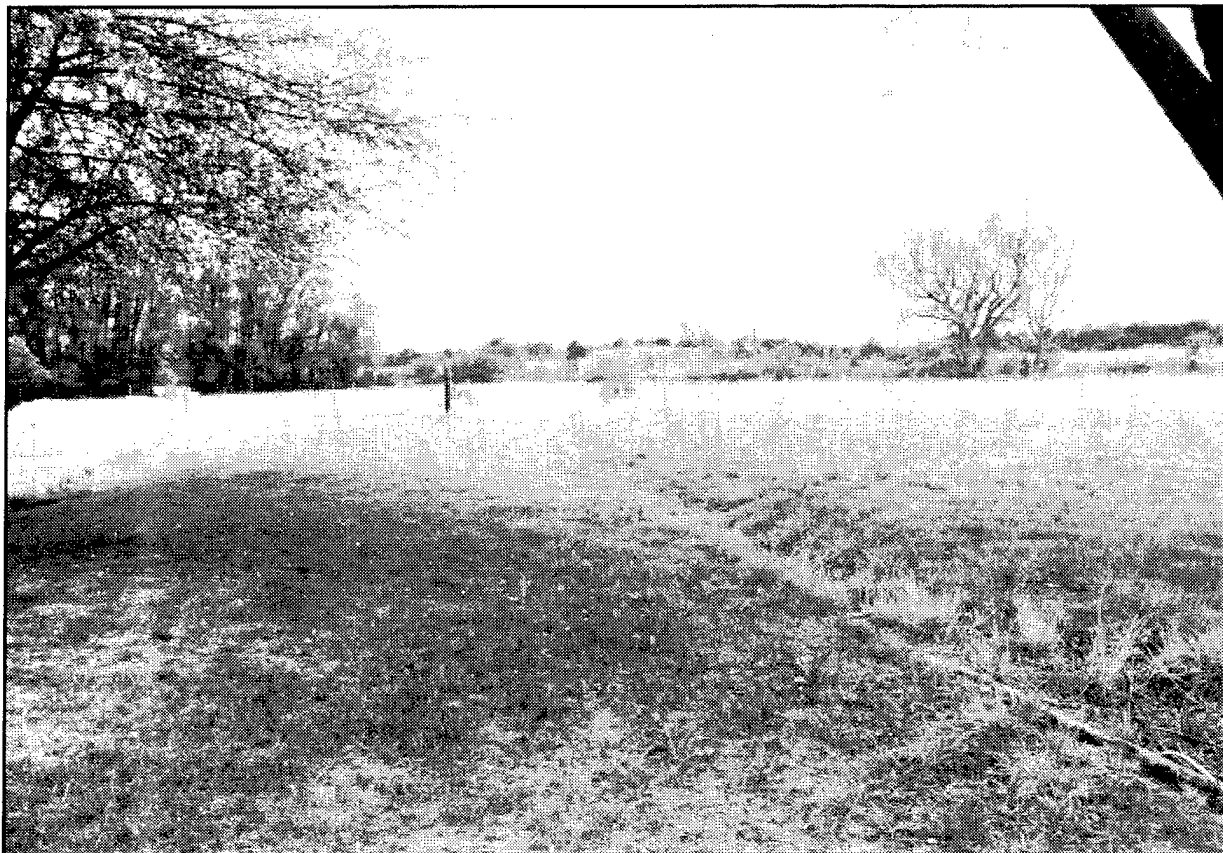


Figure II.10 5EP836. Feature E, original driveway to north entrance of Main House. View to the west. Roll TCR-C, Exposure 22.

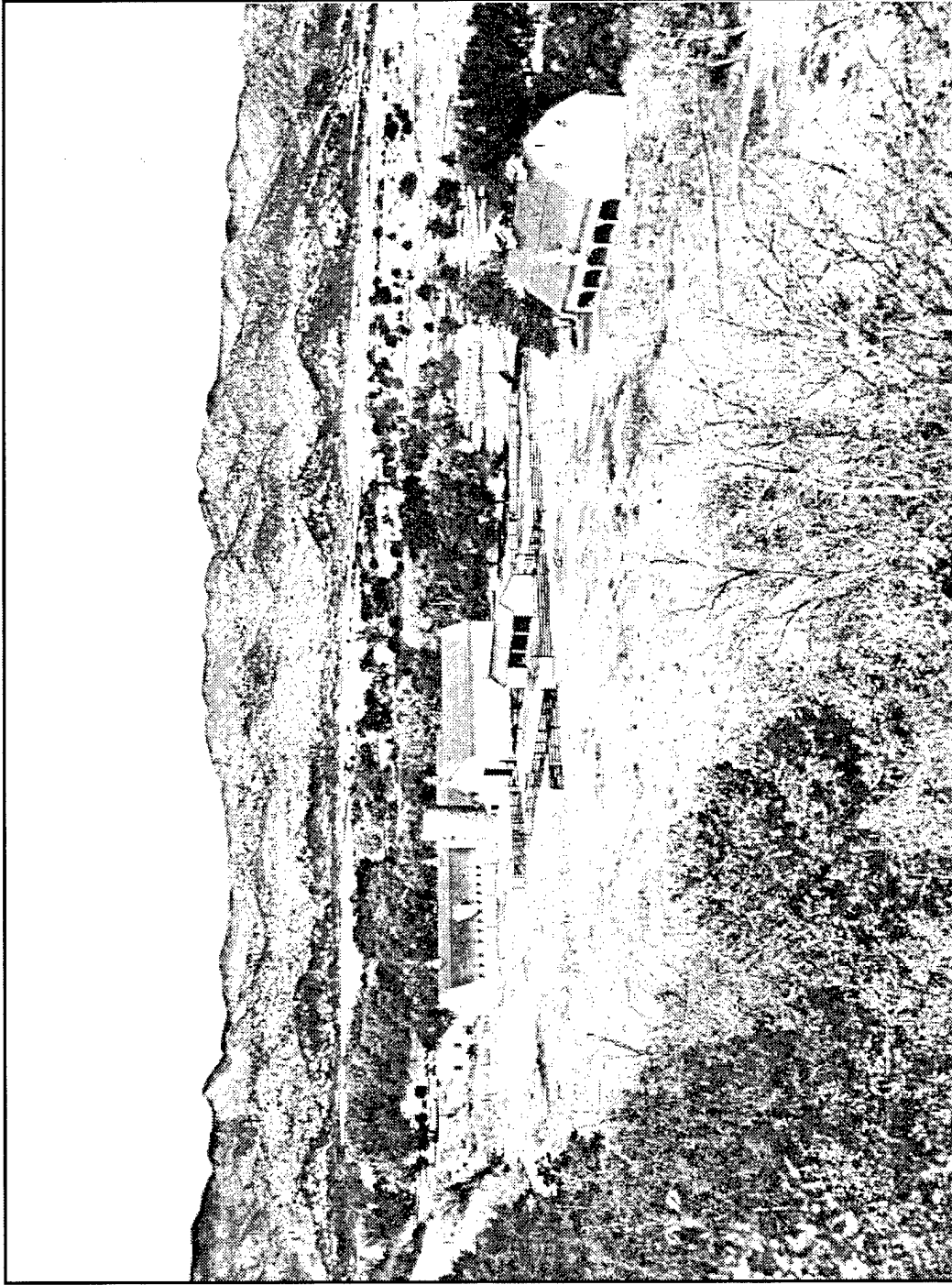


Figure II.11 SEP836. View in a generally northwest direction showing, from left, some buildings formerly located to the south of Fire Station/Garage 10012, Color Guard Barn 10014, a former silo, Dude String Barn 10015, a former loafing shed, the former dairy barn, possibly the former still #3 (small square building in orchard), and a former hay barn. 1957 photograph by Stewarts Photographers, Colorado Springs, Colorado. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.



Figure II.12 5EP836. Main House 10000 in the 1920s. North and East Faces. Note vines growing on wall surfaces. Structure that is probably Feature A is to the east of 10000. Unknown photographer. Courtesy of Christine Banister.

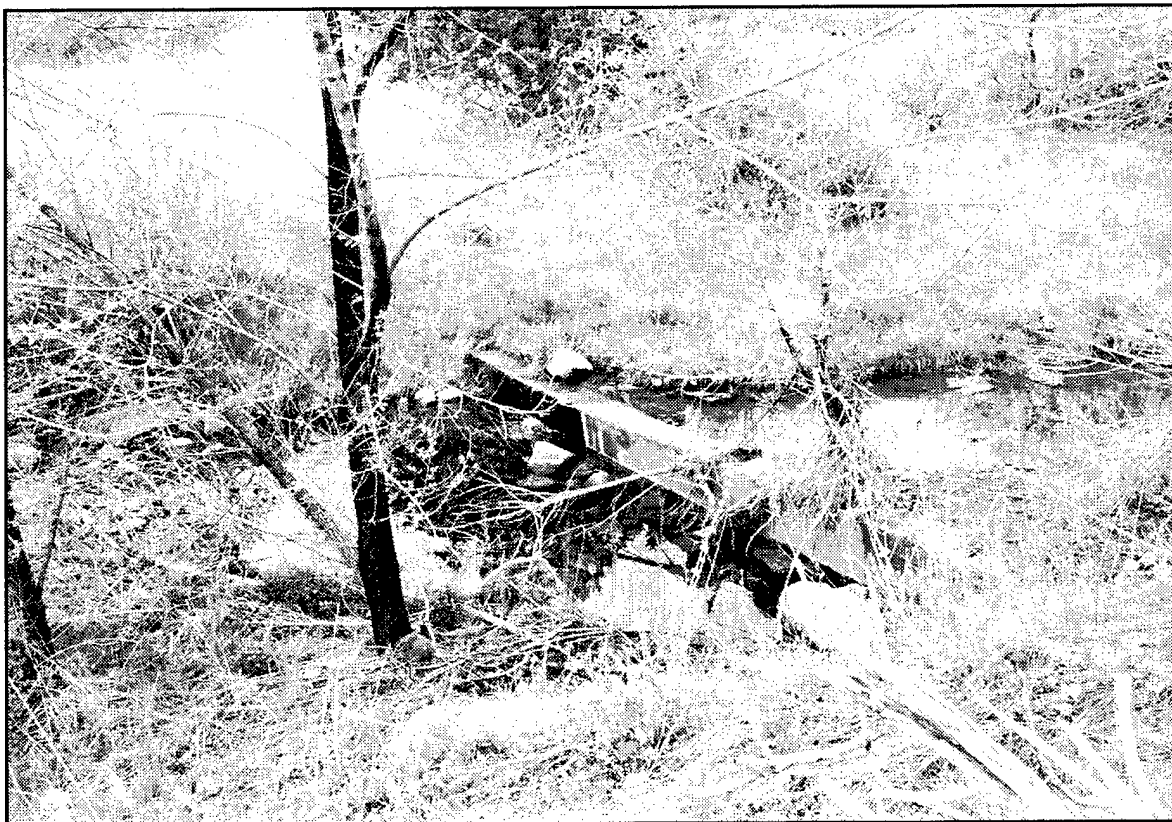


Figure II.13 5EP836. Feature C, concrete dam on Turkey Creek. View to the southwest. Roll TCR-C, Exposure 29.



Figure II.14 5EP836. Rock retaining wall located southeast of Penrose House on north side of Turkey Creek. View to the north. Roll TCR-24, Exposure 9.



Figure II.15 5EP836. Feature P, Pink concrete Stobel Irrigation Ditch. View to the east. Roll TCR-C, Exposure 17.

ARCHITECTURAL DESCRIPTIONS OF CONTRIBUTING STRUCTURES

Architects MacLaren and Thomas of Colorado Springs prepared site and building plans for Turkey Creek Ranch in early 1912 and 1913. The architects also oversaw much of the construction personally. MacLaren and Thomas were architectural partners from 1906-1917. MacLaren was originally from Scotland and worked in London before moving to Colorado. Thomas studied architecture in Denver before relocating to Colorado Springs. Together and with other partners, MacLaren and Thomas were responsible for much of Colorado Spring's high-style design during the first three decades of the 20th century. The Spanish Revival style, seen often in the Colorado Springs area, was popular in Colorado in the 1920s and 1930s.

The buildings constructed by Penrose at Turkey Creek Ranch are reflective of his personality. Though reflective of the latest trends in architectural design and unusually detailed for their rural setting, the buildings were not ostentatious, but evoked a comfortable, luxuriously rugged feeling appropriate for a wealthy outdoorsman like Penrose. They were well built and constructed of substantial yet economical materials like concrete, plaster and tile.

Penrose enthusiastically oversaw construction and regularly admonished his architects to keep designs simple and economical. When the family vacated their town residence at 30 West Dale in Colorado Springs, Penrose had wood trim stripped from the house for re-use in new construction at the ranch in 1922. Several buildings, including some small apartments (demolished in the 1960s or 1970s), are believed to have been moved on site or constructed by Penrose to house ranch employees.

Penrose greatly improved the ranch, also referred to as the "farm," during the 1910s. His new buildings incorporated such advanced technologies as natural barn ventilation systems, cork brick flooring, central building heating, an alarm system, and a private telephone system. Contributing buildings at Turkey Creek Ranch exhibit these innovative technologies.

Much Penrose-era construction is distinctive for its use of pink-colored concrete, a result of the use of local red granite sand and aggregates in the concrete mix. The Pump House 10010 and Color Guard Office 10013 exhibit these characteristics, as do landscape features A, B, C, D, H, M, and P.

The Turkey Creek Ranch historic district includes 8 contributing structures. These structures are primarily from the Penrose era of construction at the Ranch, with the exception of the Three-stall Garage 10001. Except for the Pump House/Root Cellar 10010, most of the contributing structures have seen little to moderate alterations since their construction. Building 10010 was extensively modified in 1996. Plans for the Main House (10000), the Log Cabin/Guest House (10002), and a ten horse stable and hay shed (not extant) are on file at the Local History Branch of the Penrose Public Library, Colorado Springs.

Penrose House/Main House (10000)

The Main House is a sprawling wood frame dwelling in the Spanish Revival style (Figure III.1). The building features a substantial battered foundation, stucco walls, multiple chimneys, and both flat and Spanish tiled roofs. Designed as an elegant private weekend estate, the building consists mainly of a large living room, family bedrooms, and servants' quarters. The

building incorporates several porches that overlook the grounds and are easily accessed from any one of several arched French doors. The building is in good condition and has been in regular use since the Army acquired the site in 1964.

Building 10000 faces north towards the original approach drive, now overgrown. It sits at the western edge of a mature grove of trees and overlooks a large flat lawn to the west (Figure III.2). This lawn was once a large flower garden bordered on the west by the tennis court and swimming pool. A service driveway east of the servants' wing remains today as a parking lot.

Structure History

Spencer Penrose commissioned architects MacLaren and Thomas of Colorado Springs to design his Spanish Revival style residence at Turkey Creek Ranch in December, 1912 around the same time the ranch was purchased (Figures III.3, III.4 & III.5). Construction was carried out by John Esch and Son. Penrose occupied the ranch's log guest house while awaiting completion of the Main House.

The Main House was constructed as a semi-private getaway for the Penrose family. The functional center of the house was a large living room. Two ells containing family bedrooms extended eastward from this living room and created a small three-sided courtyard (Figure III.6). A large service wing extending to the south contained a butlers pantry, kitchen, servants dining room and four servants' quarters (Figures III.7 & III.8). The servants' wing and main body of the house were separated by an open breezeway. A basement beneath the kitchen and servants' wing contained mechanical and storage rooms, and an insulated walk-in wine cellar (Figures III.9 & III.10). The basement reportedly also housed a recreation room, complete with a billiards table, that Penrose provided for the staff. The building exterior was painted Madeira pink, a shade Penrose and his wife Julie had admired in Portugal. The exterior iron railings were painted dark green. The building's main entrance was from the north (Figures III.11 & III.12).

The Main House was used after its completion by the Penroses and their guests as a weekend or occasional residence. Penrose's interest in the ranch waned in the 1920s and the Main House was used principally thereafter by unaccompanied guests. After the El Pomar Foundation sold the property the Main House became the principle residence for at least two subsequent owners before becoming a crew quarters for the Army. Since 1982 the Main House has served as a retreat and conference center for various official military functions. The house is also leased to military personnel for personal functions such as weddings and family get-togethers.

The Main House has been modified several times, though its footprint and general appearance have not changed. Original architectural drawings exist, though Penrose directed his architects to make several design modifications during construction. Known examples include the substitution of more economical roof materials (possibly substituting Metal Mission Tile for the originally specified Ludowici-Celadon Royal Spanish Tile) and small variations in plan to the servants wing (Penrose 1913). Smaller variations from design include the installation of access hatches in the entryway, and construction of a guest suite doorway, concrete exterior stoops (in place of specified wood), and an interior door to Servants Room #3. These changes appear to have been incorporated during construction. The building was designed to be heated by room stoves. This system was apparently used for only a short time before two central steam heating systems were installed. In January 1914 Penrose requested bids for Royal Spanish Tile and hired John Esch to remove shingles on the house, possibly to replace previously installed metal tile.

In 1956 Cecil Ver Duft purchased Turkey Creek Ranch and modified the Main House to fit his family as a year-round residence. These modifications included the enclosure of the breezeway between the main building and former servants wing. By this time the original kitchen was a dining room and the original dining room had become a kitchen (Figure III.13). By 1956 the coal fired steam furnaces had been replaced with gas units and supplemented with electric baseboard heaters. Much of the house had been re-papered, repainted and carpeted by this time. Ver Duft recalls a painted mural (possibly in a Chinese style) above the living room fireplace at this time (Figure III.14). It is not known if this was original to the house. The mural is now covered with paint.

Ver Duft sold the ranch in 1959. Sometime during the next several years portions of the concrete floor in front of the living room fireplace were pried up, according to Army Real Property Records, "in search of hidden treasure."

After the U. S. Army acquired Turkey Creek Ranch, the Main House was used as a bunkhouse and control building for military personnel until 1981. Many original fixtures and some hardware were removed. Bathtubs in both master wings were removed and replaced with showers. Toilets in all bathrooms were replaced, as were the lavatories in the guest suite and servants' bathroom (Figure III.15). The swimming pool, which sat approximately 200' west of the house, was covered with a concrete cap.

In 1982 the house was rehabilitated for use as a retreat center for the Post Chaplains, Army Community Service and the USO. The rehabilitation, supported largely by Mrs. General (Ann) Hudachek and members of the Fort Carson Officers' Wives Club, included replacing missing or damaged fixtures and hardware, including the living room chandeliers. The present living room fixtures came from a former Army chapel. The existing electrical system was upgraded and expanded to include additional electrical outlets. Electric baseboard heaters were installed in some of the bedrooms at this time. Commercial grade kitchen appliances were installed in the kitchen. A handicapped accessible bathroom was installed in the former servants' wing.

On the exterior, the rehabilitation included the installation of a new handicapped ramp on the building's west side. This entrance was not original, but was installed sometime before 1956 (Figure III.16). Rehabilitation also included the replacement of window and door screens with new aluminum storm windows and doors. The exterior walls were covered with a thin layer of concrete stucco, and painted white with orange trim.

The house's French doors at one time included green and white striped canopies and large wood storm shutters (Figure III.17). These were probably removed before the 1950s (Figure III.18). Fixed screen windows that originally protected the covered porch at the west side of the courtyard were removed at an unknown date.

The building was upgraded by the Army in 1992. Smoke detectors were installed throughout the house, the maple floor in the living room was refinished, drain spouts were repaired, sidewalks and stairs surrounding the building were repaired, and a new concrete sidewalk was poured in the picnic area west of the building.

Exterior Architectural Description

The building's overall dimensions are 51'-6" wide by 141'-1" deep, not including the open porches. The main portion of the house is 56' deep, the servants' wing is approximately 85' deep. There are open porches on the east and a wrap-around porch on the west (Figure III.19). The foundations consist of 13- to 15-inch-thick battered poured-concrete walls that rise to approximately three feet above grade. These support wood frame walls covered with metal-reinforced concrete stucco. The foundation walls were not stuccoed and still bear the imprint of the horizontal boards used for the framework. The building exterior presently features plain white walls with contrasting orange painted window and door trim, and cornice bands. The structural system consists of dimension wood framing. The roof system consists of simple dimension lumber rafters and joists.

The building has eight chimneys. All are rectangular and covered with white painted stucco. All are terminated by a dark, narrow cornice band. Some of the taller chimneys are supported by simple braces and decorative metal brackets (Figure III.20). Three large chimneys serve fireplaces and another serves the basement furnace. The remainder are smaller and presumably were constructed to serve individual room stoves.

The main building contains seventeen entrances, all with their original interior doors and hardware, and non-original Larsen brand aluminum screen doors, installed in 1982. These entrances are accessed from open or covered porches. Six entrances to the living room are double French doors with round-arched transoms above. The remaining entrances to the main building are single or double doors with fixed, three-light transoms above. The servants' wing contains four entrances. None of the wood doors at these entrances appear to be original.

Fenestration consists of several sizes of windows with four, six, twelve or fifteen lights. All windows appear to be original except for one basement window, now enlarged for an emergency exit. Most original windows are wood double-hung, and set in punched openings with decorative wood surrounds. The master bedroom has one stained-glass window on the north that may be original. One original window in the guest suite and one in the basement are hopper type. Most windows have aluminum storm sashes installed in 1982.

An open, wrap-around porch extends around the living room's north and west sides. A covered porch spans the gap between the two family bedroom ells (Figure III.21). Stucco Spanish Revival columns support the porch roof. Smaller, open porches overlook the grounds from the bedroom ells. Finally, a south facing porch provides exterior access to the guest ell from the service court. All of these porches have substantial stucco and decorative iron railings and Spanish tile floors. The servants' entrances have simple concrete stairs with iron railings.

The roof above the main portion of the building is Spanish Revival with red clay Spanish tile roofing and large curved gables (Figure III.22). The remaining roofs are flat and hidden behind parapets (Figure III.23). A thin cornice band runs along the top of all gables and parapets. The flat roofs are presently covered with built up roofing. Roofs are drained through tile canales (Figure III.24). The corbel and the corbeling

Interior Architectural Description

The building has an F-shaped layout. The large living room is at the core of the house. Originally the guest bedroom suites were accessible only from the courtyard porches off of the

living room (Figures III.25 & III.26). This was later modified with a doorway off the living room so entrants did not have to walk outdoors. A service hall provided access from the servants' wing and service areas to the Main House (Figure III.27). Off this hall are the dining room and the kitchen. All rooms have 9'-6" ceilings except the living room, whose ceilings are 14' tall. A narrow U-shaped wood stairway in the servants' wing provides basement access (Figure III.28). This stairway included an exterior entrance.

The floors are covered with linoleum, tile or, in the living room, the original maple flooring (Figure III.29). None of the linoleum or tilework appears to be original. Softwood base molding edges all areas of the house. The living room fireplace hearth is poured gray concrete with a grid pattern (Figure III.30). The fireplace itself is sandstone, with a simple wood lintel. The floors of the basement are concrete.

Interior walls and ceilings are stuccoed plaster and painted white. The living room ceiling has boxed wood beams with corbeled wood braces. These are painted dark brown. The ceiling between the beams is painted white, but was formerly painted a darker color (Figure III.31). When the Army acquired the building, many walls were finished with wallpaper. This has either been removed or painted over.

Original doors are five-paneled, wood swinging doors with brass hardware. Most doors are non-original hollow-core wood doors with modern hardware. Doorways to the servants' rooms have operable glass transoms above (Figure III.32). The servants' bathroom has a ceiling hatch. This provides roof access.

Most remaining original hardware consists of window catches, five knuckle door hinges and round knobs, electrical fixtures and heating equipment. The window catches and door hardware are brass. Original electrical wall plates and push-button switches are also brass (Figure III.33). Electrical outlets are modern grounded replacements. Original American Radiator steam registers still function, though some piping appears to have been replaced. The original decorative iron damper pulls on the two fireplaces remain.

Original Spanish-style hardware can be found on the doors and drawers of the remaining original kitchen and dining room cabinets (Figure III.34). These simple wood cabinets have glass doors on their upper sections and a linoleum covered work surface above their lower sections (Figure III.35).

Windows and doorways have 1"-x-6" wood surrounds (Figure III.36). Interior window surrounds in the living room were stained prior to 1957 but have since been painted. The rooms have no cornice bands but, as described previously, the living room does have boxed wood beams.

The building is heated by gas-fired steam radiators and electric baseboard heat. The building was designed to be heated by wood-burning stoves, but Penrose installed two technologically advanced coal-burning Dunham Vapor Plants soon after construction was complete. These provided central heating to both the main building and the servants' quarters. The basement mechanical room also contains two water heaters. None of the original kitchen equipment remains. The house included an alarm system, activated from push buttons in the wall. These buttons activated a siren mounted on the roof.

Three-Stall Garage (10001)

Three-stall Garage 10001 is a small building that sits obtrusively in the former service area southeast of the Main House. It is a simple rectangular building with a flat roof. The building does not exhibit the same quality or type of construction and materials used at the ranch's original garage (present Fire Station 10012).

Three-stall Garage 10001 bears some characteristics of the Spanish Revival style in its smooth, flat walls and stepped parapet, which is topped by an articulated cornice band. The building has simple, punched openings. The building is in good condition and is in use and maintained by the Army as a storage facility.

Structure History

The building was constructed between 1939 and 1964. The building does not appear on aerial photographs taken during the Penrose era, but is present when the Army assumed possession of the ranch. No original building records or plans have been found for the garage. Army records suggest the building dates to the Penrose era, but the garage's construction and materials do not support this.

The building was constructed as a three stall garage (Figure III.37). An interior wall constructed sometime later separated the easternmost stall from the center stall. The easternmost bay's garage door was removed and replaced with one pedestrian door and one window.

Exterior Architectural Description

The building's overall dimensions are 20'-1½" x 30'-1½". This building has a very simple exterior. Its only detailing occurs in the cornice band, and its only openings are the three entrances on the north facade (Figure III.38). The foundation consists of a poured-concrete slab. The walls consist of concrete masonry unit blocks. These are stuccoed with unreinforced concrete. Exposed mortar joints on the interior walls are flush, and consist of gray, sandy mortar. The exterior walls are painted off-white. A shallow cornice band tops the three parapet walls of the building's east, west and north sides. The building's only decorative element is its parapet and stepped cornice. The narrow cornice band is painted dark brown against the off-white walls of the building. The south wall does not contain a parapet (Figure III.39). The roof drains from this side. The structural system consists of load bearing concrete block walls. A beam, supported by wood posts, helps support the ceiling rafters.

The building has three entrances and one window. All are on the north side. Two entrances contain upswinging garage doors, constructed of wood. The third entrance was similar but has been modified to contain only a swinging pedestrian door and adjacent window. The pedestrian door is constructed of wood.

The roof of the main building is essentially flat, though it slopes slightly to the south for drainage. It has built-up asphalt roofing. The roof is hidden from view by low parapets on the east, west, and north.

Interior Architectural Description

The building has a rectangular floor plan (Figure III.37). The interior volume is interrupted by a late dividing wall and by roof support posts. These are located between the entrance openings. The single-story building has no stairs.

The building has unfinished concrete floors. The interior walls are unfinished (Figure III.40). The ceiling is open to the roof rafters. One communicating door allows interior access between the two rooms. The building is wired for electricity, but contains no other mechanical equipment.

Guest House/Log Cabin (10002)

Building 10002, built 1912–1913, is a rustic cabin with roughly hewn log walls, a deep, low overhanging roof and large porches (Figure III.41). The building features generous windows, exposed log structural elements and a large stone fireplace. The building is in good condition. It has been in regular use since the Army acquired the site in 1965.

The building faces southeast. Its orientation is different from all other buildings at the ranch complex (Figure III.42). Some small trees and shrubs surround the building, which otherwise sits in an open clearing. Service roads run past the building on the north and south. A gravel parking lot sits west of the building. To the east is a small lawn.

Structure History

As constructed, this building did not include the wood frame bathroom addition to the south (Figure III.43). The exterior of the remaining portion of the building looks much the same today as it probably did when constructed, except that a portion of the east facing porch has been removed (Figure III.44).

The building was designed as a retreat for a Mr. Upton White (Figures III.45, III.46 and III.47). Soon after its completion Penrose constructed the bathroom addition and installed the kitchenette against the south wall (Figure III.48). He may have used the building while his larger house (Main House 10000) was being completed. Upon the completion of the Main House, Penrose used this log cabin as the ranch's guest house. By the 1950s the building was in use as a rental property. After its acquisition by the Army the building was used as a bunkhouse for military enlisted personnel. In the late 1970s the building became the headquarters for all activities at the ranch. It now houses two offices, a break area and a public reception area.

The building was initially modified with the construction of a bathroom addition and kitchenette. This addition was designed by MacLaren and Thomas in September, 1912 and was constructed by Joseph Dozier in May 1913. Plumbing fixtures probably included those ordered by Penrose on November 13, 1912, including one Monarch "Pavonia" porcelain bathtub, one Monarch "Wisdom" porcelain pedestal lavatory and one Wolfe "Yazoo" golden oak water closet (Penrose 1912). Later alterations include the removal of the northernmost 10' of the east-facing front porch, and a 6' extension of the stone chimney. The building's interior has since been remodeled. As designed, the building had two rooms divided by a partition wall that ended at the eave line. Sometime later, wood frame curtain walls were installed to fully enclose two rooms. The dates for these alterations are unknown. In 1992 the Army replaced the building's electrical

wiring and heating system. Recently, a small deck has been constructed at the building's rear, west entrance (Figure III.49).

Exterior Architectural Description

The building's overall dimensions are 57'-4" wide by 39'-0" deep, including the porches. The main portion of the building is 44'-6" x 24'-5". The east-facing front porch is approximately 9'-7" deep. The bathroom addition measures 12'-3" x 12'-8". The contemporary deck measures approximately 8' x 8'.

The foundation consists of rough cut sandstone slabs mortared with concrete. The foundation extends to barely above grade. The log walls of the main building are constructed of saddle notched, peeled, roughly hewn logs approximately 9" in diameter. The logs have concrete daubing. The log notching is reinforced with heavy nails. Several logs are spliced. The bathroom addition has wood frame walls with vertical board and batten siding above a log veneer base. The building's gable walls have vertical board and batten siding with decorative notched ends.

The structural system of the main building consists of load bearing log walls. The roof is supported by open log trusses and log purlins. The bathroom addition has dimension lumber frame walls and roof rafters (Figure III.50).

There is one massive exterior, gable wall chimney on the north side. This is constructed of rough-cut sandstone and granite, mortared with reddish concrete. A brick chimney protrudes from the main building's west roof slope. Two short stovepipes protrude from near the roof's ridge.

The building contains several generously-sized entrances and windows. The main entrance is on the east, and is accessed from the porch. This entrance has an original wood screen door and an original Dutch wood door sided with beadboard. This entrance is 4' wide and has a simple wood surround constructed of 1"-x-4" boards. A rear entrance has a non-original hollow-core wood door, screen door and 1"-x-4" wood surround.

Windows are large and occur singly and in pairs (Figures III.51 and III.52). All appear to be original, Craftsman style windows with multi-paned upper sashes and single paned lower sashes. Windows occur with two-over-two, three-over-two and four-over-two upper sashes. All have removable wood frame hung screens. The windows have simple wood surrounds constructed of 1"-x-4" boards and 2"-thick wood sills.

The east-facing front porch is open, with tongue-in-groove flooring and a beadboard ceiling. The porch's hip roof is supported by unhewn pine log columns. Log railings with "X" bracing span between the columns. A skirt of vertical boards with decorative scrollwork surrounds the base of the porch (Figure III.53). Three wood steps lead to the porch. The rear deck is a contemporary addition constructed of pressure treated lumber and commercial trellis sections.

The roof above the main dwelling is gabled, with a moderate pitch. The gables are sided with vertical boards. A small ventilation dormer sits near the ridge on the west slope. The porch and bathroom have hipped roofs. The roofs are deeply overhung, with exposed structural log

purlins at the main building and rafters at the porch and bathroom. All have interlocking asphalt shingles.

Interior Architectural Description

The building has an uncomplicated plan. The main building contains two enclosed rooms in the southwest corner. The remainder of the space is open. The bathroom is a one room addition that serves both as bathroom and utility room, and contains a lavatory, toilet, mop sink, shower and gas hot water heater. Each of the enclosed rooms contains a small closet. The building has no stairs.

The original living area in front of the fireplace and both enclosed rooms have original varnished wood board flooring. The kitchen area near the south end of the main living space and the bathroom have rolled linoleum flooring (Figure III.54).

The original exposed and polished log walls are still visible in the area in front of the fireplace. The kitchen area to the building's rear has painted or wallpapered gypsum board walls. The walls in the bathroom are painted wallboard, as are those of the enclosed rooms. The ceiling is open to the rafters, exposing the log trusses, rafters and sheathing.

The only interior doors in the original layout were those belonging to two small closets. These doors were constructed of beadboard, and remain in the building. The doorway cut for access to the bathroom is framed and cased with simple, dimension lumber. The doorways now present at the enclosed rooms have contemporary frames, hardware, doors and surrounds.

Most original hardware remains. The window hardware appears to be standard residential grade equipment. The hardware on the original front door includes heavy five knuckle door hinges and a thumb-latch (Figure III.55). A modern deadbolt has been installed. The door's exterior has original false strap iron hinges (Figure III.56). The fireplace hardware includes a heavy forged-iron damper pull. It appears to be original.

The exposed fireplace and chimney and open log trusses are strong visual elements. The truss connections are held with heavy iron straps. The fireplace stones extend into the room slightly (Figure III.57). Built-in seats line the wall on either side of the fireplace. The door and window trim is simple, and reinforces the rustic character of the building.

The building originally contained no plumbing or climate control, but it now contains a modern forced air furnace. It was wired for electricity in 1913, and its electrical system was replaced in 1992.

Pump House/Root Cellar (10010)

Root Cellar 10010, also known as the Pump House, is a small, unobtrusive building well hidden by vegetation and landscaping at the fringe of the Turkey Creek Ranch complex. Designed and constructed as a utilitarian out-building, the well-constructed building features thick concrete foundation walls battered to match those seen at the nearby Spanish Revival style Main House 10000. Elements of the Bungalow Style can be seen in the building's low walls, wood shingled gables and low pitched roof with deeply overhung exposed eaves. When evaluated in April 1996 the building was in good condition (Figure III.58). The exterior walls

were painted and the roof was covered with shingles in fair condition. The building has been in use by the Army since 1964 as a pump house.

Root Cellar 10010 sits near the southwest corner of the Turkey Creek Ranch complex (Figure III.59). The building is built into one side of an opening in an earth berm that runs roughly north-south along the western edge of the ranch complex. To the south of the Root Cellar, Turkey Creek runs southeasterly at the base of a ridge.

Structure History

Portions of Root Cellar 10010 were probably constructed in 1912–1913. Penrose constructed a windmill above a shallow well and well house in 1912. The windmill, installed by Western Implement House of Garden City, Kansas, and the well, installed by the U.S. Sugar and Land Company, provided much needed water. The well house contained the well and a gasoline-powered pumping plant and pressure tank.

The building's physical characteristics, including a reservoir and four massive concrete footings, suggest that this was the well house. Additionally, the building's construction, including its battered concrete foundation and low-pitch hip roof, are characteristic of buildings designed for the ranch by MacLaren and Thomas

The building's foundation extends well past the floor line and suggests that the subgrade water reservoir is part of the original construction. Four massive concrete piers are evidently also part of the original construction and probably supported a windmill (Figure III.60).

The building is today commonly known as the Root Cellar. The building's thick, buried walls, sheltered setting, and remote location would have facilitated use as a storage area for foodstuffs. Penrose used the ranch in part to experiment with long-term storage of fresh fruits and may have used this building as both a pump house and root cellar.

By 1956, the windmill above the Root Cellar provided water for feeding cattle. The building's reservoirs were gravity fed. Pumps housed within the building pumped water to a reservoir on the south side of Turkey Creek, which provided potable water. Mechanical equipment for the swimming pool may also have been housed in the building. Today the building serves as a water storage and processing plant.

The present building was constructed in at least three phases. These consist of an original one room building, a one room extension and a vestibule. Original construction consisted of the southernmost 20'-0" portion of the building. The first addition is 17'-6" deep. This addition's materials and method of construction match that of the original building suggesting that it was constructed during the Penrose era. The second addition consists of a wood frame vestibule to the building's north side (Figure III.61). This was constructed by the Army and therefore dates to after 1964.

The building was recorded for this report in April 1996. Following the survey the building was renovated to accommodate a new water filtration system for the ranch (Korgel 1996; Lynott 1996). For this renovation the roof, interior wall, doorways, and two of the four concrete piers were demolished (Figure III.62). A new concrete floor was laid over the existing and one or more pipe chases were cut in the exterior walls. Finally, the exterior walls were

heightened to create a stepped parapet, which hid from view a new sloped roof. The exterior wall surfaces were covered with rough textured stucco.

Exterior Architectural Description

The rectangular building is almost completely hidden beneath grade. Earth is bermed around the south, east and west walls to just below the eave line. The low pitched roof keeps the exposed portion of the walls in deep shadow. The vestibule, centered on the north gable wall, stands taller than the rest of the building. It also has a low-pitched gable roof.

The building has no windows, though concrete masonry unit infill on the east wall indicates the former presence of a seven foot wide opening. One entrance occurs at the north-facing vestibule. The building sits between four concrete piers. The northernmost two piers flank the Root Cellar's eave walls. The southernmost two piers stand alone south of the building. The tops of the concrete piers are level with the eaveline of the Root Cellar (Figure III.63). Each pier has a nearly vertical angle iron imbedded in it (Figure III.64). The sight lines of the imbedded angle irons converge at a point several hundred feet above ground.

The building's overall dimensions, including its roof overhangs, are 48'-6" x 20'-10". The main portion of the building has dimensions of 40'-7" x 17'-10". The vestibule measures 7'-6" x 5'-10".

The foundations and walls consist of the same continuous poured concrete. The concrete is reinforced with grids of twisted 1/2" square reinforcing rods, set at approximately 12" on center. The exterior walls of the original building and first addition are battered slightly from grade to the sill line. The walls are painted white, and bear the imprint of the horizontal boards used for the frame work. The wood frame vestibule walls sit on a poured-concrete slab. The walls of the vestibule are plywood and are also painted white.

The structural system consists of load bearing poured-concrete exterior walls. The one interior wall is also poured concrete. The north-facing gable wall is wood frame, covered with sheathing and exterior shingles. The roof system consists of simple dimension lumber rafters. The concrete floor of the north room is apparently a slab on grade. The concrete floor of the south room covers a large water reservoir and is supported by railroad tie joists.

The building entrance has a double metal door and enters the vestibule. An earlier opening on the east eave wall has been blocked closed with concrete masonry units.

The roof of the main building is low pitched and covered with white interlocking asphalt shingles over one layer of wood shingles. This combination roof has a hip on its south end and a gable on its north end. The roof overhangs on all sides. The ends of the overhung rafters are exposed and sawn off vertically. The vestibule roof sits higher than the roof of the main building. This roof is gabled, overhung, and covered with white interlocking asphalt shingles. A single electrical service conduit rises from the main building's west roof slope.

Interior Architectural Description

The building has two large rooms accessed through a vestibule. The rooms and vestibule have a linear organization. Doorways centered on the interior walls provide access between rooms. The floors are several feet below entrance grade. The vestibule encloses a short stairway

from entrance grade to floor level of the northernmost room. This room has a single raised concrete slab, on which sits a water pressure tank. The southernmost room's floor is 4" lower than that of the northernmost room (Figure III.65). This room's floor has holes in its northeast and northwest corners for sump pumps. There are also three hatches that provide access to the sub-grade water reservoir.

All rooms have unfinished concrete floors. The vestibule walls are exposed to the structure. The walls of the main building are white painted concrete. The ceilings are also painted white.

This building has openings in its interior walls and floor. A 6'-3" opening in the concrete north wall of the main building is now enclosed by the vestibule. This opening has modern plywood doors in a modern wood frame. A 3'-4" opening in the concrete wall dividing the north and south rooms of the main building has no door or frame. The openings in the floor of the south room are covered with metal hatches or filled with piping. The building shows no evidence of ever having had door or window trim, moldings or other decorative features.

The building contains several water pumps, a residential water softener system, and a water pressure system. These collect, store, treat and dispense running water to the ranch.

Color Guard Office (10013)

The Color Guard Office 10013 is a small rectangular building near the center of the ranch complex. The building had a basically symmetrical appearance before the addition of the west wings. The building was designed and used as a functional out-building but has the same solid construction as the more public buildings at the ranch. It features a high, battered concrete foundation, textured stucco walls, generous fenestration, and a deeply overhung hip roof. The building is in good condition. It has been in regular use since the Army acquired the ranch.

The building faces south, across from the Color Guard Barn (10014) at the immediate edge of the road. Mature trees surround the building on the north, east and west. Beyond the trees to the north are some fruit trees. To the west is an open grassy area and to the east is a latrine and the Ranch's present main entrance drive.

Structure History

The building bears characteristics of having been constructed as a milkhouse for Penrose's dairy operation, and its construction and materials are similar to that seen on other buildings constructed during the first years of Penrose's ownership. A milkhouse was known to be under construction in 1922 so this building may date from that time. Though no building records or plans have been found this building bears strong similarity of design, construction and materials to those ranch buildings designed by MacLaren and Thomas Architects.

The building reportedly provided multiple functions as a milk, meat, and produce processing and storage plant during the Penrose era. The ranch supplied fresh meat, produce and dairy products for Penrose's Broadmoor Hotel. In 1957, Cecil Ver Duft converted the building from a butcher house to a laundry room. Ver Duft remembers removing butchering equipment, including meat hooks and a chopping block, for the conversion. The Army now uses the

building to house an employee break room, storage facility, and offices for the Mounted Color Guard.

As constructed, this building did not include the shed addition to the west (Figure III.66). The remaining original portion of the building looks much the same today as it probably did when constructed. A suspended pipe reportedly once ran between this building and Building 10014, transferring milk from the milking parlor to the processing plant.

The building has been modified with three separate additions. The largest addition, which was constructed prior to 1965, consists of the southernmost portion of the west shed roofed addition. The Army later extended this shed addition to the north edge of the original building. A third addition consists of the concrete manhole on the building's north side (Figure III.67). This manhole appears to have provided additional fuel storage for the building's stove, and covers one of three small doors that once led to the stove room. The date of construction for this addition is unknown.

The interior of the original portion of the building has been remodeled. New floor and ceiling tile have been installed in the office, and one of two original coolers/lockers has been converted to a closet. Much of the mechanical equipment has been removed. Remains include an iron hook in the west room's southwest corner, metal bolts hanging from the ceilings, and a concrete pedestal in the east room. A wide communicating door between the two main rooms has been sealed, as has an entrance to one of the walk-in lockers. Finally, the exposed electrical wiring present throughout the building does not appear original. The dates for these alterations are unknown.

Exterior Architectural Description

The building's overall dimensions are 40'-10" wide by 26'-3" deep, not including the 5'-5" x 3'-4" manhole (Figure III.68). The shed additions are 6'-10" wide.

The foundations consist of 8- to 10-inch-thick battered poured-concrete walls that rise to approximately three feet above grade. These support wood frame walls covered with metal-reinforced concrete stucco. The foundation walls bear the imprint of the horizontal boards used for the frame work. The walls and foundation are painted white. The wood frame walls of the shed addition appear to be supported by a concrete slab. These walls are sided on the southernmost addition with asbestos shingles, and on the northernmost addition with stucco. The structural system for both consists of dimension wood framing. The roof system for all parts of the building consists of simple dimension lumber rafters. There are two small stove pipes on the south roof slope.

The building contains several entrances and windows. The south side contains the original building entrance. This now has a non-original hollow-core door. There is a west facing entrance to the shed addition. The north side once had three small service entrances. One is now enclosed behind the manhole, one is sealed shut, and one remains. The remaining entrance measures approximately 4'-8" high. The building's east side has a coal chute at its north edge.

Most original windows are double hung wood sashes with eight-over-eight lights. These, as well as the exterior doors, have simple 1"-x-4" casings and wood frames. There are two original windows on the east and five on the south. The south side has one original three-over-two light window near the entrance, one non-original window on the shed addition, and four

original eight-over-eight light windows. The west side has three double hung two-over-two light aluminum windows. These are similar in size, but one window has a single light sash and two have four-over-two light sashes. The north side has one fixed window on the shed addition.

A 6'-wide concrete pad extends the width of the original building's south side. The roof above the original building is hipped, with a moderate pitch. The hip roof has a deep overhang, supported by exposed, dimension lumber rafters. The additions have shed roofs, which are covered with interlocking asphalt shingles.

Interior Architectural Description

The building has three levels and many small rooms. Upon entry from the south, a vestibule with two interior doors provides access to the building's two main rooms. Behind the east room is a smaller split level space with a stove room on a subgrade level and storage in the attic space. Behind the west room are two walk-in refrigerated lockers (Figure III.69). Each shed addition has one room.

The building has two utility stairwells. The short stairs to the subgrade stove room are accessed from the Break Room. The stairs to the elevated storage room are accessed from the lockers.

All areas of the building have concrete floors. The floors in the two main rooms have been covered with contemporary 12" vinyl tile. The floor of the attic is composed of wood boards. Most interior walls are 6" thick or greater. The locker walls are 8" thick. The remaining original interior walls are plastered stucco and painted glossy white. The ceiling of the office has contemporary drop-in ceiling tiles.

A communicating door between the two main rooms has been sealed, as has one locker door and a doorway between one of the lockers and the second shed addition. The remaining locker doors are insulated, and have refrigerator door hardware (Figure III.70). These are constructed of wood and appear to be original. None of the remaining doors appear to be original. Two original west facing exterior windows are now sealed behind the new shed additions. The interior doorways have casings similar to those described for the exterior doors and windows. Two metal hatches above the locker doors were inaccessible but may provide access to refrigeration equipment.

Most remaining original hardware consists of window catches and locker hardware (Figure III.71). The window hardware appears to be standard residential grade equipment. Interior walls have a smooth concrete baseboard. The building has no other decorative trim work.

The building contains a mechanical refrigeration system for the walk-in lockers. The only visible portion of this system is a gridwork of finned pipes suspended from the ceiling of the lockers. A coal or wood-fired stove is in the basement.

Color Guard Barn (10014)

Color Guard Barn 10014 is a large two-story barn located at the center of the Turkey Creek Ranch complex. The long rectangular building has a great number of windows and doorways and is topped by a massive gambrel roof that is interrupted only by two small loft

dormers. Three circular metal vents line the ridge (Figure III.72). The formally designed building exhibits an unusual quality of design and construction for its function. The barn has elements of the Spanish Colonial style in its white stuccoed walls and battered foundation. The building incorporates some of the most advanced barn technology of its time. The building is in good condition and has been in use by the Army since 1964 as a horse barn.

The barn faces generally north, on axis with the surrounding barns and out-buildings. A playground and grove of mature trees sits to the building's west side. A horse corral sits on the east and south. Two contemporary grain elevators sit near the building's south side.

Structure History

The Color Guard Barn's construction, materials and design are similar to other buildings known to have been constructed for Penrose at Turkey Creek Ranch. Though no building plans have been found, several design features are characteristic of other buildings at the ranch designed by MacLaren and Thomas.

The barn exhibits battered concrete foundation walls, overhung eaves with exposed rafters, and concrete stucco walls.

Penrose constructed cow and horse barns in 1913 at Turkey Creek Ranch. The cow barn is known to have had concrete floors and plastered walls, and was finished with pink concrete stucco. It contained bull and cow stalls, and was enlarged in 1916. Color Guard Barn 10014 matches these characteristics, though the exterior is now painted white.

Based upon its exacting description in Penrose's correspondence, it is believed that this building dates from this era.

The present building was constructed in at least two phases. The original barn was probably approximately 60' long. A 90' extension was likely constructed in 1916. The barn was eventually converted to accommodate horses. For this conversion most original glazed windows were removed and replaced with wood shutters (Figure III.73). At some point a north facing exterior entrance was removed and stuccoed over to match the surrounding wall. It is likely, given the quality of the work exhibited at this modification, that the door was sealed during the Penrose era. The Army has used the building as a horse barn since it acquired the ranch. The barn is today known as the Color Guard Barn. Since the 1960s the building has been the home of the Fort Carson Mounted Color Guard. It was painted in 1995.

Exterior Architectural Description

The building is 32'-2" wide and 151'-6" long. The foundations consist of battered poured-concrete walls that rise to approximately three feet above grade. These support wood frame walls covered with metal-reinforced concrete stucco (Figure III.74). The foundation walls bear the imprint of the horizontal boards used for the frame work. The walls and foundation are painted white.

The structural system consists of a combination of load-bearing exterior walls and post and beam interior construction. The exterior walls are framed, and bear on substantial foundations approximately 10" thick at grade. The loft floor is supported by wood joists. Support beams divide the first floor into three bays, with the central bay forming a 10'-wide aisle

in the north third of the barn and an 11'-wide aisle in the south two-thirds. The barn's roof is supported by a free-span gambrel roof system of 2"-x-6" dimension lumber rafters on 2' centers.

The building has four entrances at grade and four additional second floor entrances to the loft. There is a series of vents near the eave line on both the east and west walls. These occur at 18' intervals and are part of a natural ventilation system. Both gable ends have loft entrances (Figure III.75). The structure has 53 windows: the west side has 24 windows, the east has 21, and the north and south sides each have four windows.

The west ground level entrance has original wood frame sliding barn door (Figure III.76). No other doors appear to be original. The central east-facing entrance and the south entrance also have sliding doors. The northernmost east facing door is an in-swinging, pedestrian type door set in modified barn door frame.

The remaining few original glazed windows are three over three light wood frame hoppers that open inward. These windows sit in wood frames and have simple 1"-x-4" surrounds. Most windows have been removed and replaced with plywood shutters.

The building has a steep-pitched gambrel roof that flares slightly at the eaves and overhangs the eave walls. The gable ends do not overhang. The roof has interlocking asphalt shingles that are supported by 1"-x-6" board sheathing. Each of the east and west sides has one gable roofed dormer loft entrance. These have wood shingle siding. Loft beams extend from the ridge beyond both end wall loft entrances.

The barn's northernmost east entrance has a 5'-x-15' concrete slab. A 12'-x-36' concrete slab sits at the northwest corner of the building. A pipe hitch rail runs the length of this slab. A smaller 4'-x-6' concrete slab sits at the west end of the barn's north side. This slab marks the location of a 3'-9"-wide entrance, now sealed.

Interior Architectural Description

The barn contains a hay loft, horse stalls, and a series of small rooms at the north end. The first floor is organized along a central aisleway that runs from the barn's south entrance to an intersecting entrance hallway near the north end (Figure III.77). Horse stalls flank this aisleway on both sides (Figure III.78). Access to the loft is gained only from the outside, where a contemporary wood scissor stair leads to the loft's west dormer entrance. The loft itself is uninterrupted by interior columns (Figure III.79).

The small rooms at the north end are accessible only from the interior aisleways. These rooms appear to be original, but their original function is unknown. They are accessed from 3'-to 4'-wide doorways that have simple 1"-x-4" board trim. An interior window in one room is similar to those seen on the building exterior. The original (north) portion of the loft floor has 2'-square holes cut above the first floor aisleway. At some point the 2' openings were narrowed and 6" metal grain chutes installed.

The first floor has concrete floors. The loft has tongue-in-groove wood flooring. The walls of the first floor are stucco, and painted glossy white. The ceilings and stall walls are wood. These are also painted glossy white. The loft ceiling is not finished, but exposed to the roof structure.

The building has no highly decorative features. Its interior and exterior openings are framed with simple wood surrounds. A similar wood fascia board is the only applied decoration on the exterior.

The building contains a King ventilator system, probably installed when the barn was enlarged in 1922, according to the Penrose correspondence. This system provided fresh air through a system of vents and ducts built into the wall cavities, and stale air was ducted out through three large metal vents on the roof.

The loft contains a hay rail that runs the length of the building and overhangs each loft door by approximately 4'. A grain auger is suspended along the ridge in the north half of the loft. The auger runs from the north loft door to approximately the barn's midpoint.

Dude String Barn (10015)

Dude String Barn 10015 has a basically square plan, consisting of a central two-story bay flanked by low, single-story shed additions (Figure III.80). The barn has a vernacular, uncomplicated structural system, and simple corrugated metal siding. A steep roof over the central volume and the vertical corrugated metal siding increases the apparent height of the building. The building is in good condition. It has been in regular use since the Army acquired the site in 1964.

Dude String Barn 10015 sits near the eastern edge of the present ranch complex, in the middle of a large open space. This area was the most remote part of the complex during the Penrose era. The barn faces generally north, on axis with the adjacent Color Guard Barn 10014. A service road runs past the barn on the north, and corrals surround it on the south, east and west.

Structure History

Dude String Barn 10015 was probably constructed in 1913. Penrose is known to have constructed a "galvanized corrugated iron hay shed" soon after purchasing the ranch. The building appears in aerial photographs of the site dating from 1937, though without its shed additions. No building records or plans have been found. The building bears no similarity in design, construction or materials to those ranch buildings designed by MacLaren and Thomas, Architects.

Much of the building's structure consists of posts of different size and cut, and sheathing of random widths. This indicates that the barn was at least partially constructed with recycled or second-quality materials. The original two-story hay barn has been expanded and remodeled several times, and the hay loft has been removed. The dates of most alterations are unclear.

Since its acquisition of the Turkey Creek Ranch, the Army has used the barn to store equipment and animals related to the recreational functions at the ranch. The building now houses the operations, animals and gear for a dude string, rented for trail rides and other activities.

The original construction consisted of what is today the central, two-story structure. Prior to 1957 a shed addition was constructed along the full length of the building's west side (Figure III.81). Later, a similar shed addition was constructed along the east side. This shed addition

contained a series of 9' wide open stalls, several of which remain, and a feed alley. It is unknown what the west shed originally contained, as this addition has been remodeled into offices for the Army.

In the 1980s a third shed addition was constructed against the east wall of the earlier shed addition on the barn's east side (Figure III.82). This addition, constructed by the Army, is open to the east and is used as a fly shed for trail horses. The barn was painted in 1995.

Exterior Architectural Description

The building's overall dimensions are 78'-0" deep x 60'-9" wide. The main volume is approximately 21' wide. The west shed addition is roughly 12' wide. The first east shed addition is 16' wide, and the attached fly shed is 11'-8" wide (Figure III.83). All shed additions run the length of the building.

The building walls are supported by concrete foundations. The foundations beneath the west wall and first eastern shed addition have pinkish concrete similar in color and consistency to that seen at known Penrose-era construction. The visible portions of the remainder of the barn's foundations are gray concrete. The walls of the two-story central volume are rough sawn wood boards. The walls of the shed additions are corrugated metal. The structural system for the entire building consists of a combination of post and beam and dimension wood framing. The roof system consists of simple dimension lumber rafters that support loosely spaced random width board sheathing.

The west shed addition has three stove pipes extending from its roof and one from its west wall (Figure III.84). All exterior doors appear on the gable (north and south) sides. Each gable side has a pair of massive swinging barn doors beneath an equally massive loft door. These provide access to the original two-story structure. These doors are wood with corrugated metal siding. Each gable side also has one sliding barn door and one swinging pedestrian door leading to the first east shed addition. These are all constructed of wood. The west shed addition is accessed from the north by a set of non-original swinging pedestrian doors, and from the south by an original Dutch barn door, covered with metal siding. The building's only three windows are on its west wall (Figure III.85). These are similar in size, but one window has a single light sash and two have four-over-two light sashes.

All openings are set in wood frames, and have simple 1"-x-4" surrounds. The surrounds of the loft doors and massive double doors beneath are connected.

The roof above the two-story section is gabled. The shed additions have shed roofs. The gabled roof extends on both ends to protect loft beams (Figure III.86). All roofs are sheathed with random width boards and covered with corrugated metal sheets. All roofs overhang their eave walls slightly. The overhangs are supported by exposed, dimension lumber rafters.

Interior Architectural Description

The building's main volumes are basically reflected in its exterior shell. However, several smaller rooms have been constructed within these main volumes. A series of rooms constructed within the shell of the west shed addition now contains a lobby, bathroom, closet and office (Figure III.87). A similar series of rooms within the original two-story section now contains various storage and shop areas. The first shed addition to the east has a series of stalls

flanked on the west by a narrow feed alley and on the east by a wider access alley. The building has no stairwells, but wood ladders that once provided access to the loft remain.

All areas of the barn except the most recent east shed addition have concrete floors. The concrete floor of the west addition was present by 1965, the rest was poured by the Army at an unknown date.

The remaining original interior walls and ceilings are largely unfinished and exposed to the structure. Some rough sawn board siding remains, however. The interior walls of the office addition within the west wing are finished with painted drywall and barn siding.

Access between the main volumes of the barn is provided through non-original doorways cut into the original exterior walls. The building contains mostly off-the-shelf barn hardware.

The simple trim surrounding the windows and exterior doors is constructed of 1"-x-4" boards. The interior has no decorative trim work. Some smaller doors have exterior bracing. All of this trim work, casing and bracing is painted dark brown against the white painted metal siding.

The building contains little mechanical equipment. A loft beam for hoisting hay into the loft extends approximately 4' from each gable end and has a metal track suspended from it. Remnants of a feed chute are present near the north side of the two-story section.

Barn/Riding Stable (10017)

Riding Stable 10017 is a long rectangular building. Two linear, single-story wings flank a square, two-story section that contains a work room and hay loft (Figure III.88). The wings contain horse stalls. Three square vent cupolas provide a flourish for the otherwise straightforward design. The building is in good condition. The building has been in regular use since 1964 as a boarding stable.

Riding Stable 10017 sits at the northeastern edge of the ranch complex, in the middle of a large open space. This was the most remote part of the complex during the Penrose era. The stable abuts the large east pasture, is oriented almost exactly north-south, and is surrounded by horse paddocks.

Structure History

Riding Stable 10017 is thought to date to ca. 1916, although no building records or plans have been found (Schweigert 1985). The building bears no similarity in design or construction to the ranch's MacLaren and Thomas designed buildings. It may have been one of several that Penrose reportedly relocated from acquired nearby ranches. The building bears evidence of having housed a variety of animals. Entry doors, stall sizes and patchwork flooring suggest that the building has at various times housed sheep or pigs and cattle.

The riding stable is known to have been present by 1937, when it looked on the exterior much the same as it does today (Figure III.89). Penrose raised hogs and sheep at the ranch during the 1910s. None of the remaining extant barns or outbuildings bear evidence of having been used to house these animals, and several that have burned since the Penrose era were unlikely to

have been used, due to their known configurations, as hog or sheep barns. This barn, however, has a cork brick floor of the kind Penrose installed in his horse, cow and pig barns in 1916. It is possible that this riding stable was used to house these animals or other exotic specimens. The presence of 24 small ground-level doors on the building's east and west sides indicates it may have once served as a sheep or hog barn. After the El Pomar Foundation sold the ranch, several subsequent owners used the building as a horse barn. The building had hog feed troughs when the Army acquired the site

The building has undergone several alterations. A seam between the central section and south wing suggests that the building was constructed in phases. The central, two-story section originally had wide barn doors on its east and west sides. These openings have been reduced in size to accommodate pedestrian doors.

The south wing's aisle floor is flanked along its west side by a single gutter. The north wing's aisle is flanked by gutters on both sides. These suggest that the stable once functioned as a dairy barn.

Additional variations in the stalls, including the ground-level doors, several layers of flooring, and foundation remains, confirm that this building has served various functions.

A 1985 addition includes the construction of an exterior deck and ladder at the central section's west side. The addition provides exterior access to the hay loft. Additional construction near the barn that year included a concrete slab at the building's south end, and two round grain elevators constructed of concrete and corrugated galvanized metal. The building was painted in 1995, and deteriorated window and door trimwork repaired or replaced.

Exterior Architectural Description

The building's overall dimensions are 26'-0" x 131'-0" (Figure III.90). The south wing measures 70'-0" long, the north wing only 60'-0". The building sits on a poured-concrete foundation. The walls are wood frame with wood interior siding and board and batten exterior siding. The walls are painted white on both the interior and exterior. The structural system consists of dimension wood framing. The roof system consists of simple dimension lumber rafters that support loosely spaced board sheathing. The building has one square brick chimney at the southeast corner of the central section

The building currently has five main entrances. Additionally, each of the 24 stalls has an exterior entrance. Four of the five main entrances are centered on each facade at ground level. The fifth enters the second-story loft on the west side. This entrance and the south facing one have wood sliding barn doors. The remaining main entrances and the stall doors are wood swinging doors or swinging Dutch doors. Probable original doors have vertical board and batten siding that matches the stable walls. The east and west ground level doors at the two-story central section are not original. These entrances are framed for large barn doors, but are filled in with siding and pedestrian doorways (Figure III.91).

The loft may have once had an east-facing entrance or window, but this has been boarded closed. A small loft door above the south entrance is sealed with plywood. This door is an anomaly, as the south wing has no ceiling or loft floor. Twenty-four additional exterior entrances once occurred along the east and west facades. These regularly spaced entrances, now sealed, measure 30" square.

The building has 28 windows, including one for each stall. Each has a fixed, wood frame, two-over-two light sash. Simple casings are constructed of 1"-x-4" boards.

The roofs are gabled with a moderate pitch. The ridge of the two-story loft sits perpendicular to the ridge of the north and south wings (Figure III.92). All roofs are covered with white interlocking asphalt shingles over two layers of sawn shake shingles. These are supported by loosely placed board sheathing. New shingles were being installed during the building documentation. The eaves overhang slightly and are supported by short 2"-x-4" extensions. Fascia boards and gutters are also supported by the extensions.

Interior Architectural Description

The building is organized along a central aisle that runs the length of the building. Stalls flank the aisle in the north and south single-story wings. The aisle is 6'-0" wide in the south wing and 7'-5" wide in the north wing. The south wing contains fourteen 10'-wide stalls (Figure III.93). The north wing contains ten 12' wide stalls (Figure III.94). The central two-story loft's first floor room is an open plan with entrances from all four sides. A ladder leads to a loft hatch. The loft, also a single volume, is also accessed by a wood scissor stair constructed in 1995 on the stable's exterior west side (Figure III.95). Exterior entrances from each stable lead to separate paddocks. The paddocks are constructed of welded pipe railings.

The floors of the south wing and first floor of the two-story section are concrete. The north wing's floor is concrete in places, but contains several layers and varieties of flooring. Those layers visible include a base layer of 4"-x-9" cork bricks covered by asphalt bricks of similar size. Cork bricks measuring 9" x 4" x 1³/₄" were used for horse stalls, and bricks measuring 9" x 4" x 2" were used for cow and pig stalls (Penrose 1917). The cork bricks are covered in places by an additional layer of 1/2"-thick cork-like roll flooring. The concrete sections of the north wing's floor may indicate the locations of an earlier series of stall walls. Not enough was visible to define a pattern. The floor of the loft is composed of wood boards.

The interior walls and the ceiling of the north wing consist of white painted boards. The south wing is open to the unpainted rafters. The south wing's stalls are constructed of plywood and metal re-bar. Those of the north wing consist of various types of metal railings, and re-bar appears occasionally here, also.

This building has framed interior openings between the wings and the central two-story section. A hatch occurs in the ceiling of this central section. Finally, cupolas on the ridge above each wing and the hay loft provide natural ventilation.

The ventilation cupolas have wood vent slats and a pyramidal roof whose slope matches that of the main roofing. The simple trim surrounding the windows and exterior doors is constructed of 1"-x-4" boards. The interior has no decorative trim work. The building contains little mechanical equipment. It is naturally ventilated. A 4"-x-6" loft beam for hoisting hay into the loft extends out from the barn approximately 4' and has an iron eye at its end.

The building's doors and windows contain mostly off-the-shelf hardware. Most doors have typical leaf hinges and barn-pulls with lock hasps. The south entrance's sliding door has a mortised lock-set. The stall doors have modern latching hardware or, on the pre-fabricated pipe railings in some north wing stalls, hardware that is integral with the railings themselves.

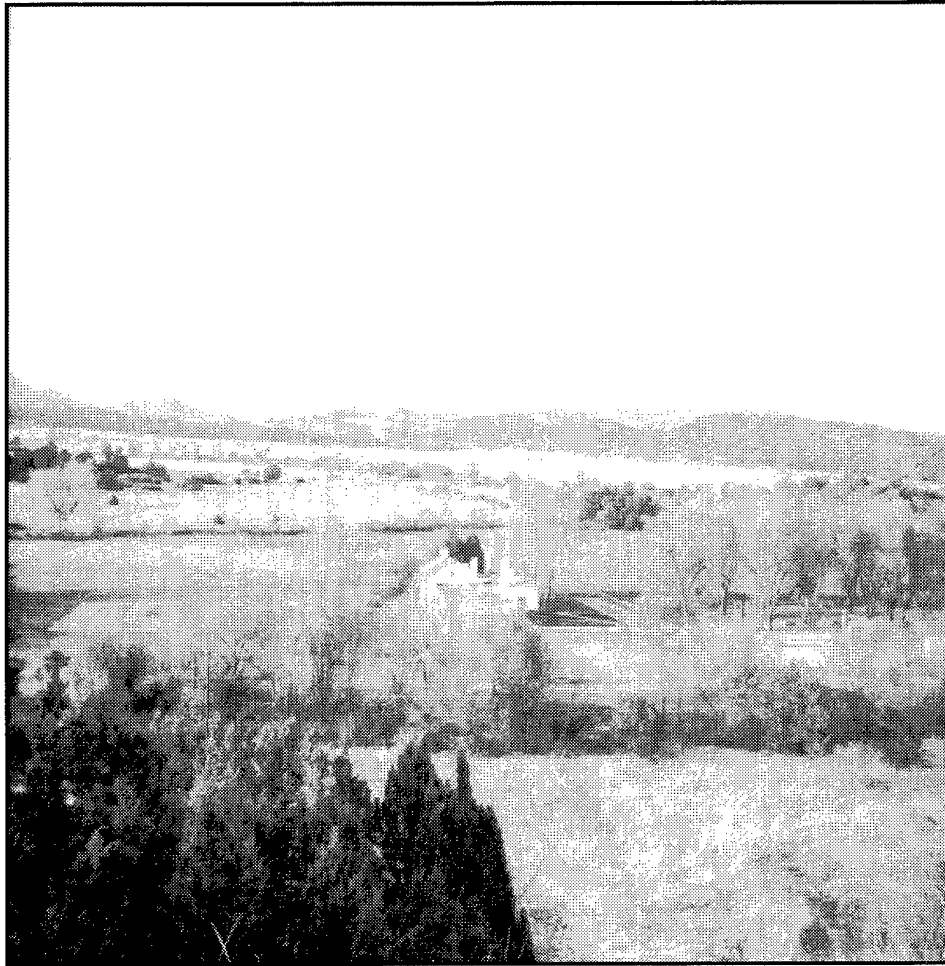


Figure III.1 5EP836. Building 10000, Main House. Overview of Penrose House viewed from above, facing north. Roll TCR-24, Exposure 11.



Figure III.2 5EP836. Building 10000, Main House. Overview of Penrose House viewed from the northeast, facing southwest. Roll TCR-24, Exposure 5.

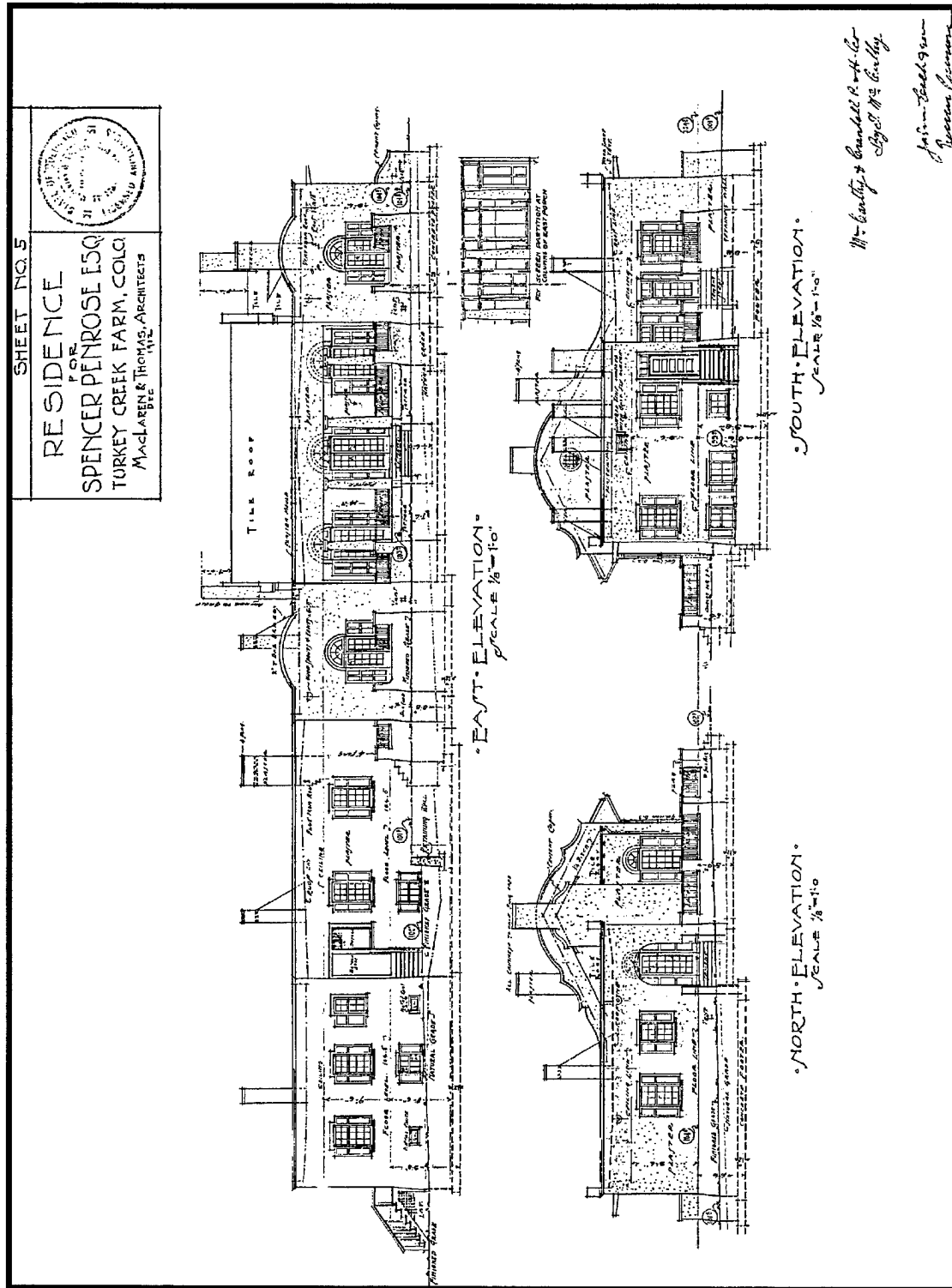


Figure III.4 5EP836. Elevations and Sections. Building 10000, Main House. Residence for Spencer Penrose Esq., Turkey Creek Farm, Colorado, Sheet 5. MacLaren and Thomas, Architects, December 1912. Courtesy of Local History, Pikes Peak Library District.

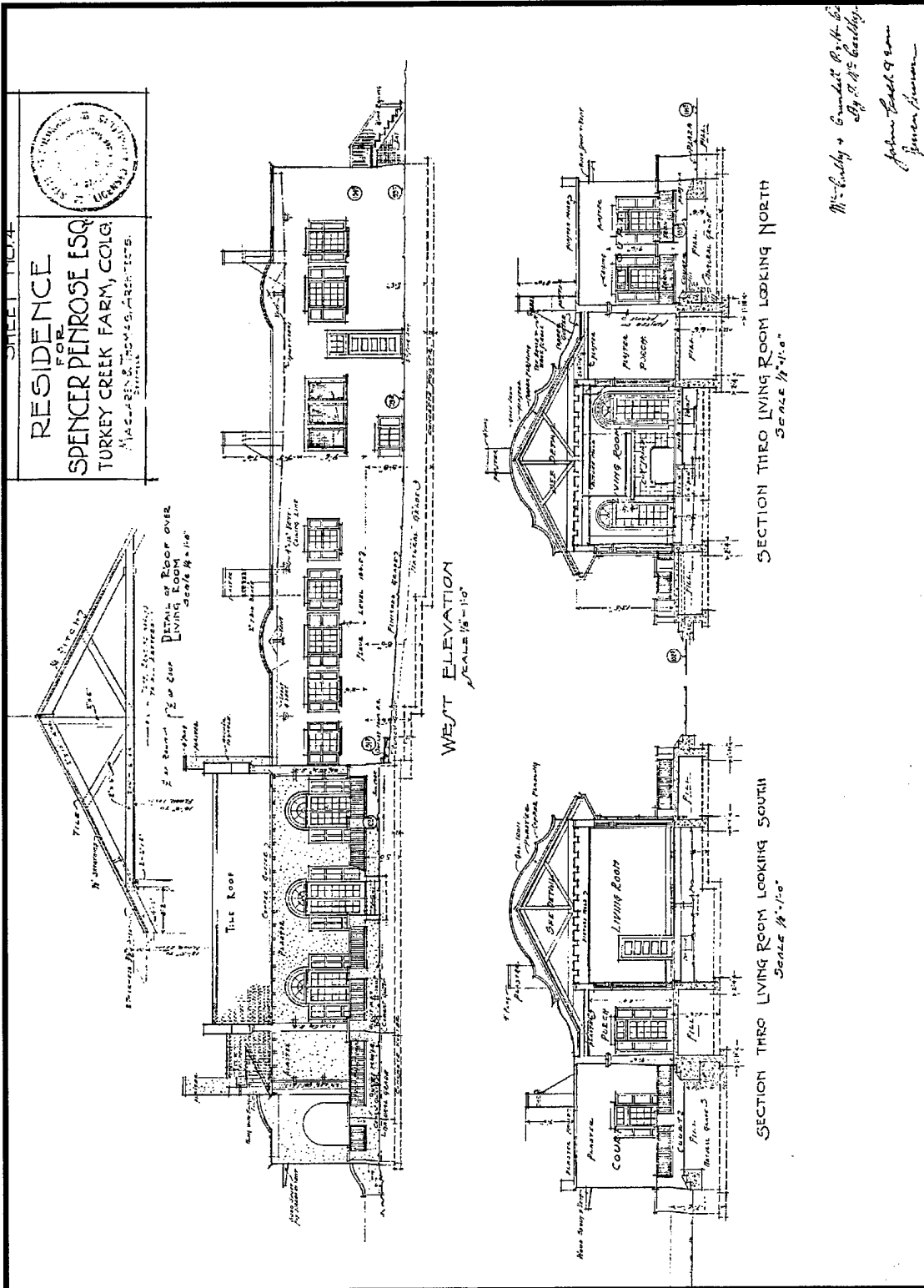


Figure III.5 5EP836. Elevations and Sections. Building 10000, Main House. Residence for Spencer Penrose Esq., Turkey Creek Farm, Colorado, Sheet 4. MacLaren and Thomas, Architects, December 1912. Courtesy of Local History, Pikes Peak Library District.

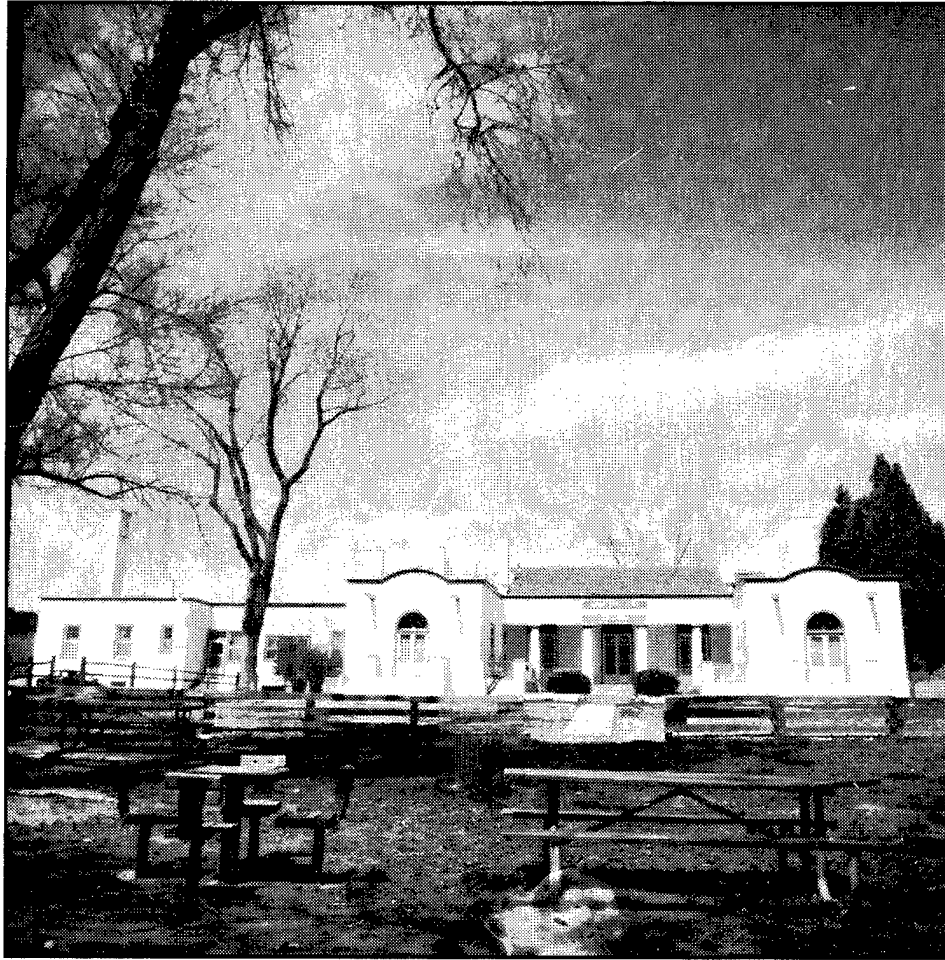


Figure III.6 5EP836. Building 10000, Main House. View of east face of the Penrose House. Roll TCR-2, Exposure 2.

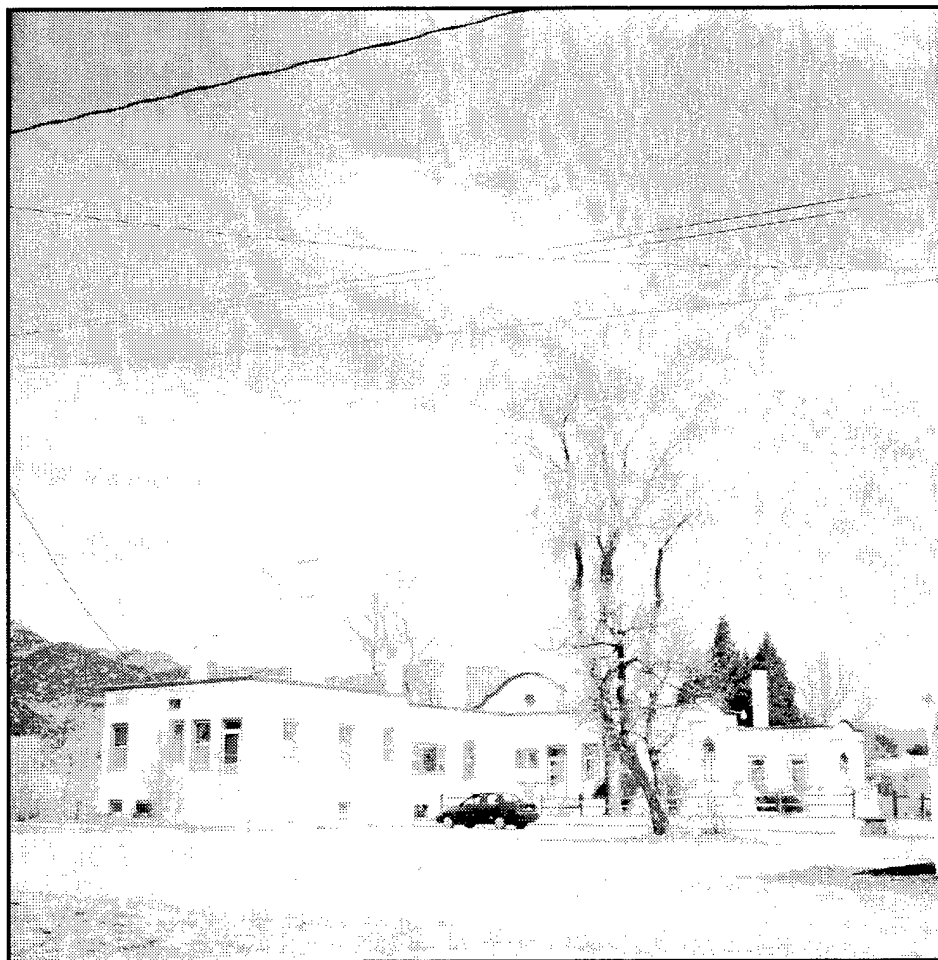


Figure III.7 SEP836. Building 10000, Main House. 3/4 view of the Penrose House showing south and east faces. Roll TCR-2, Exposure 5.



Figure III.8 5EP836. Building 10000, Main House. View of south face of the Penrose House. Roll TCR-2, Exposure 8.

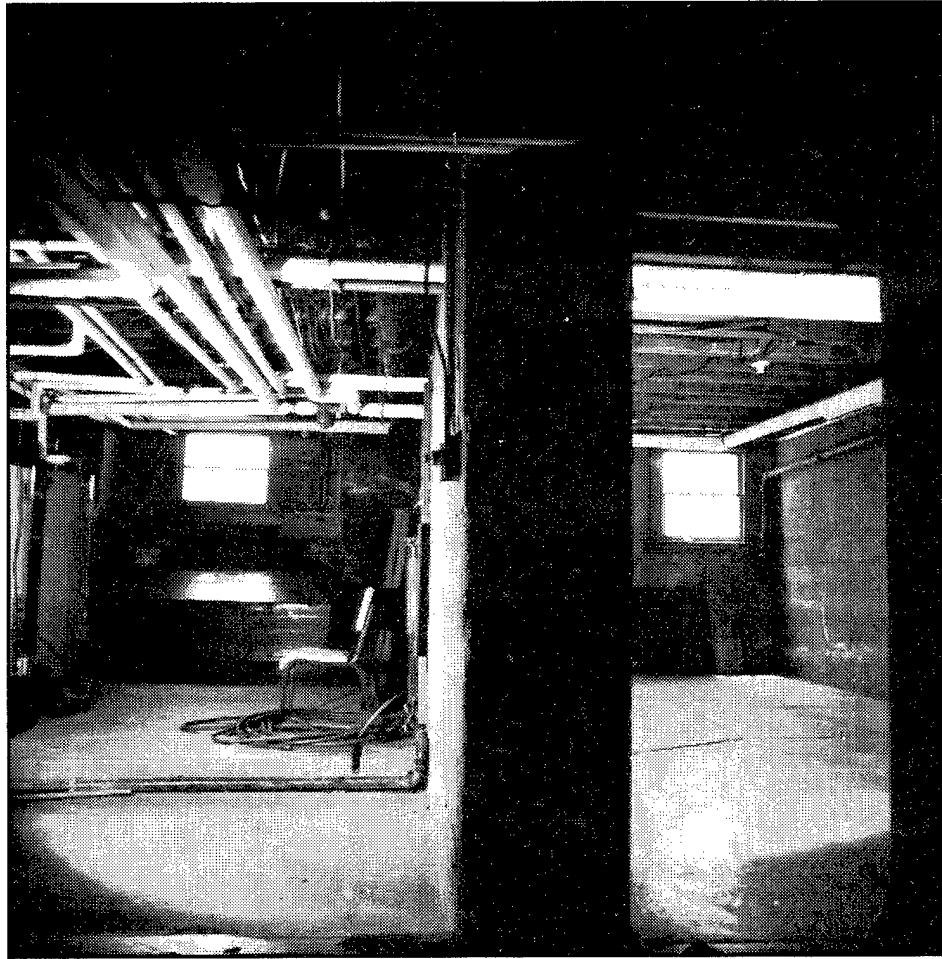
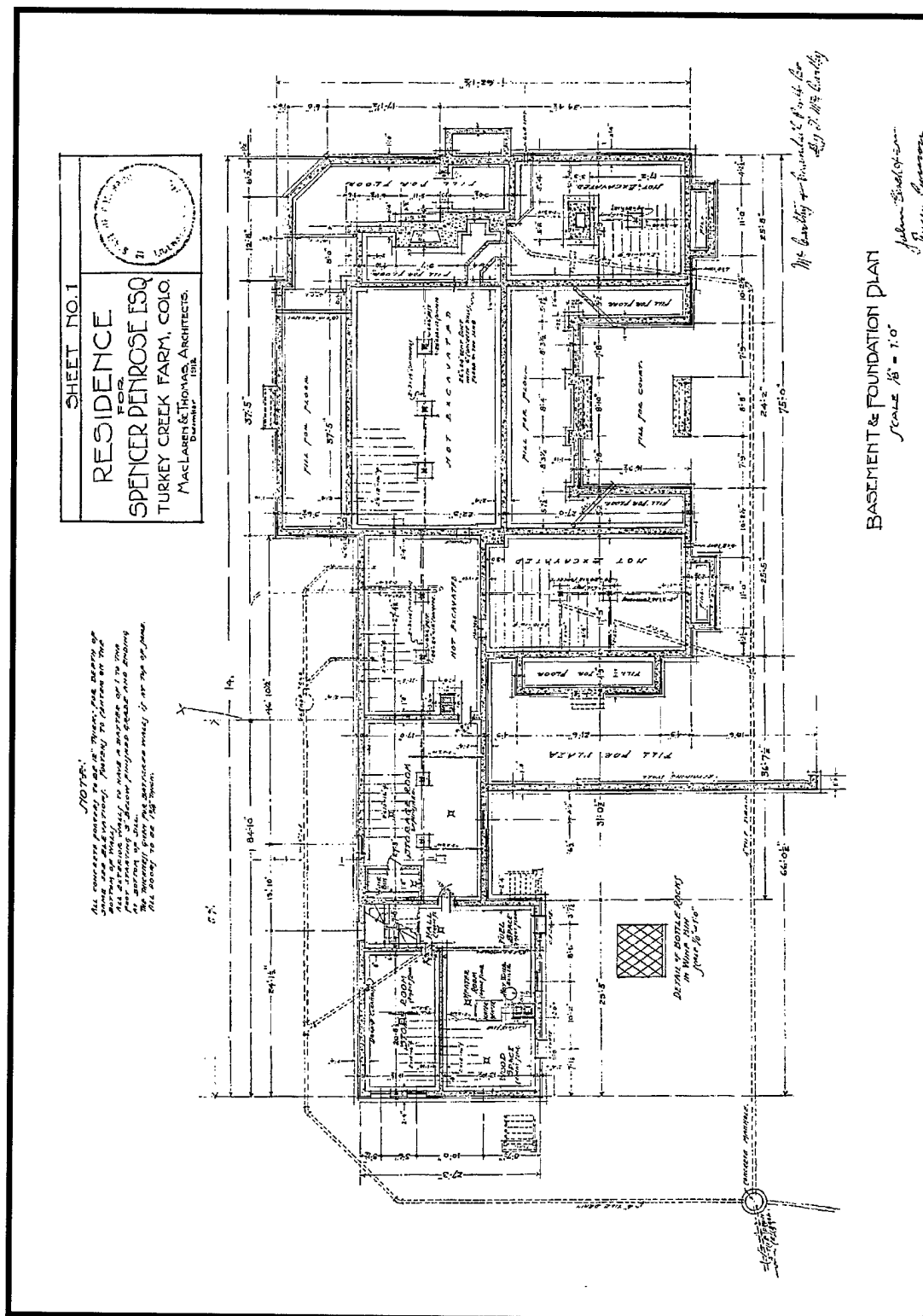


Figure III.9 5EP836. Building 10000, Main House. Interior view of south side of basement. Shows east and west rooms with wall between. Penrose House. Roll TCR-22, Exposure 5.



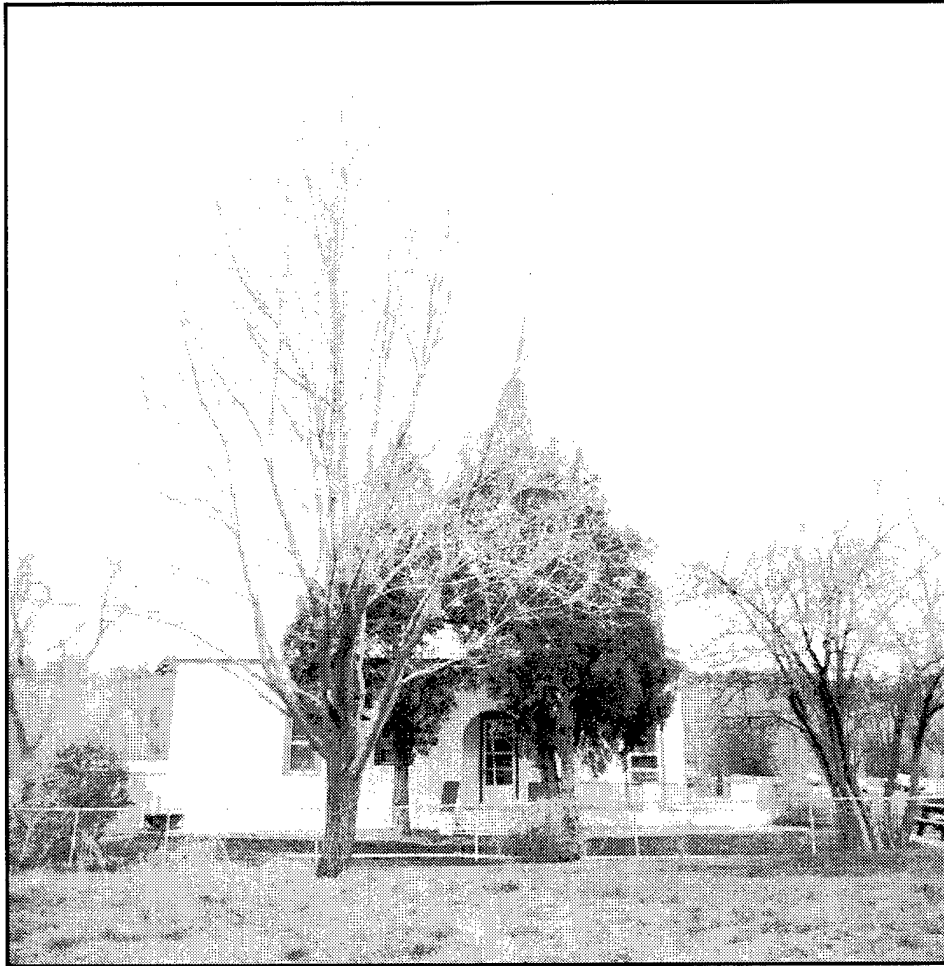


Figure III.11 5EP836. Building 10000, Main House. View of north face of the Penrose House. Roll TCR-5, Exposure 9.



Figure III.12 5EP836. Building 10000, Main House. Detail view of front steps, with curved cheek walls, and front entry door to the Penrose House. Roll TCR-16, Exposure 11.



Figure III.13 5EP836. Building 10000, Main House. Kitchen (original servants' dining room) looking southeast. Open doorway leads to servants' quarters. Exterior doorway formerly entered the screened breezeway. Breezeway was enclosed in 1956. 1957 photograph by Stewarts Photographers, Colorado Springs, Colorado. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.



Figure III.14 5EP836. Building 10000, Main House. Living Room. Note mural on north wall above fire place, dark window trim and ceiling, and light fixtures. 1957 photograph by Stewarts Photographers, Colorado Springs, Colorado. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.



Figure III.15 5EP836. Building 10000, Main House. Interior view of master bedroom. Roll TCR-20, Exposure 10.

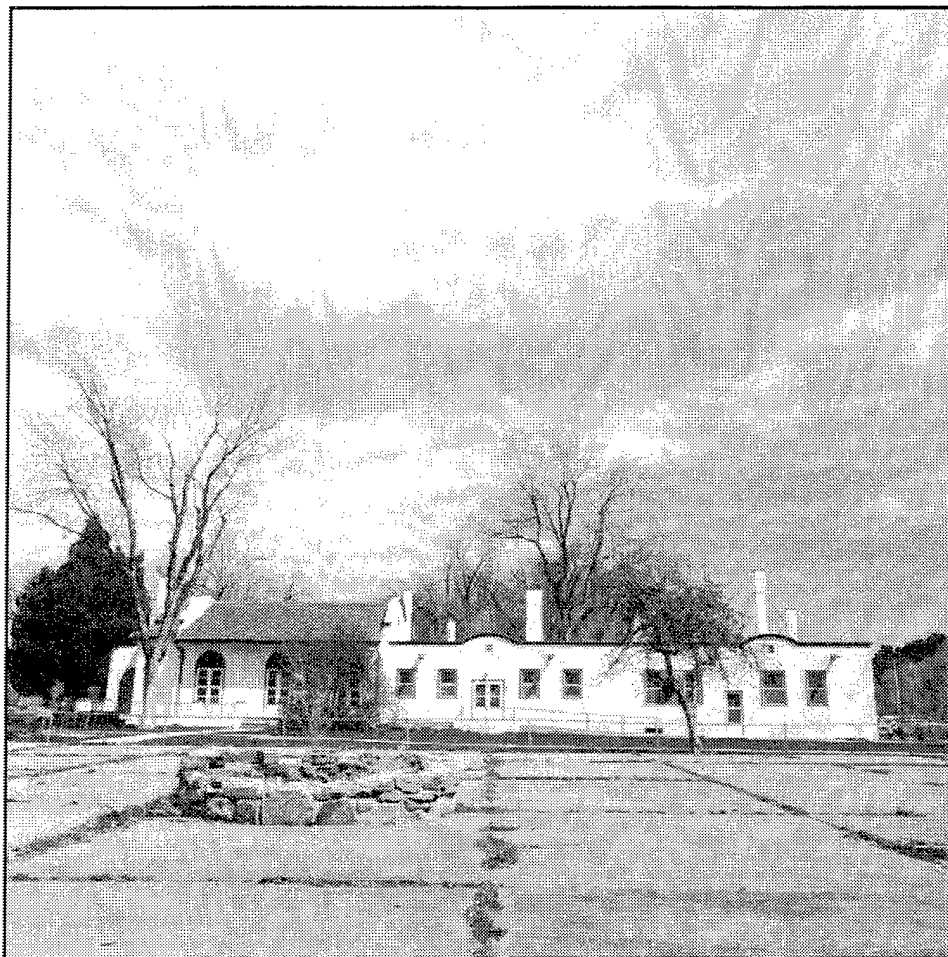


Figure III.16 5EP836. Building 10000, Main House. View of west face of the Penrose House. Roll TCR-5, Exposure 2.

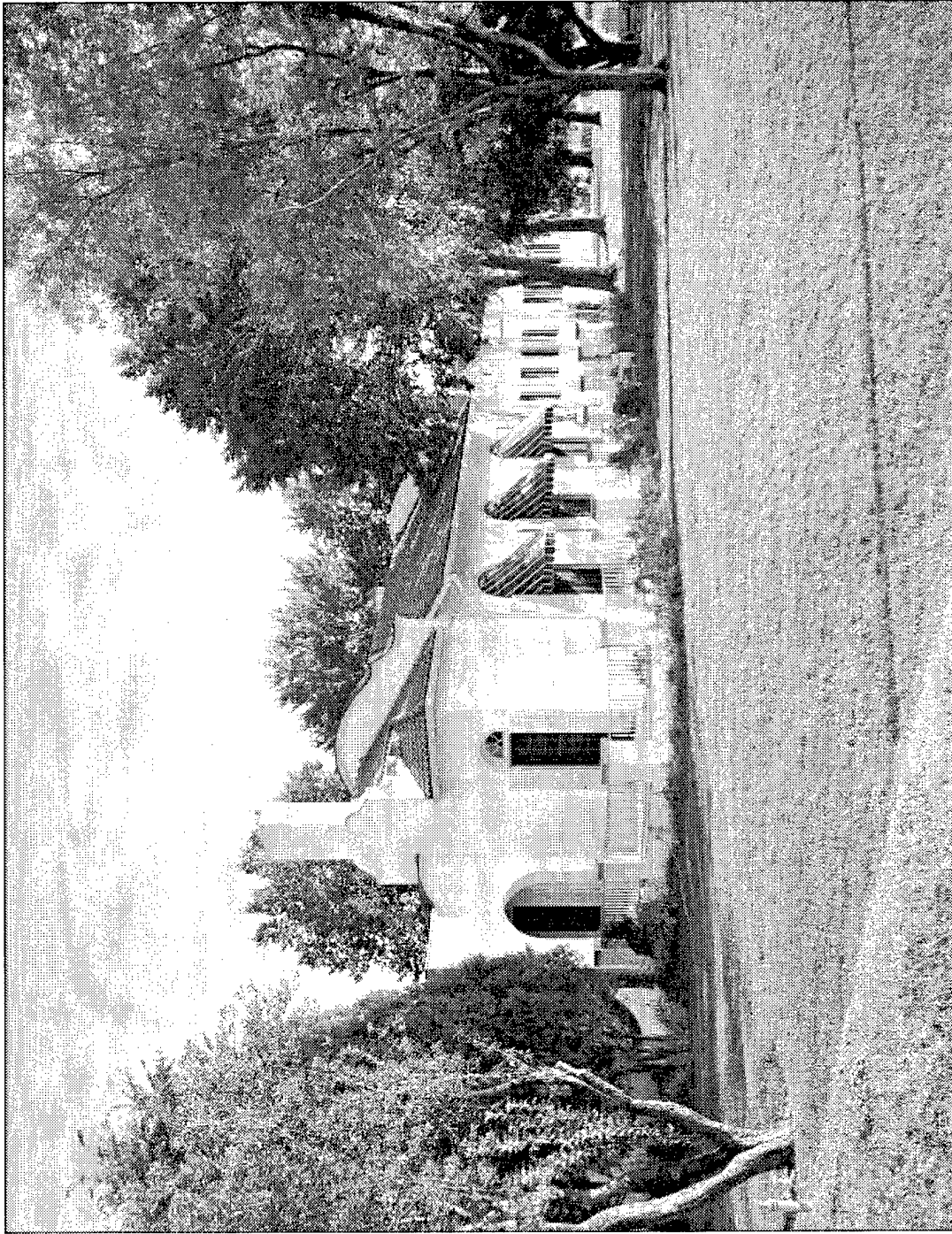


Figure III.17 5EP836. Building 10000, Main House. Note the awnings and shutters, and the lack of a west entrance to the servants' wing. Pre-1957 photograph by Stewarts Photography. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.

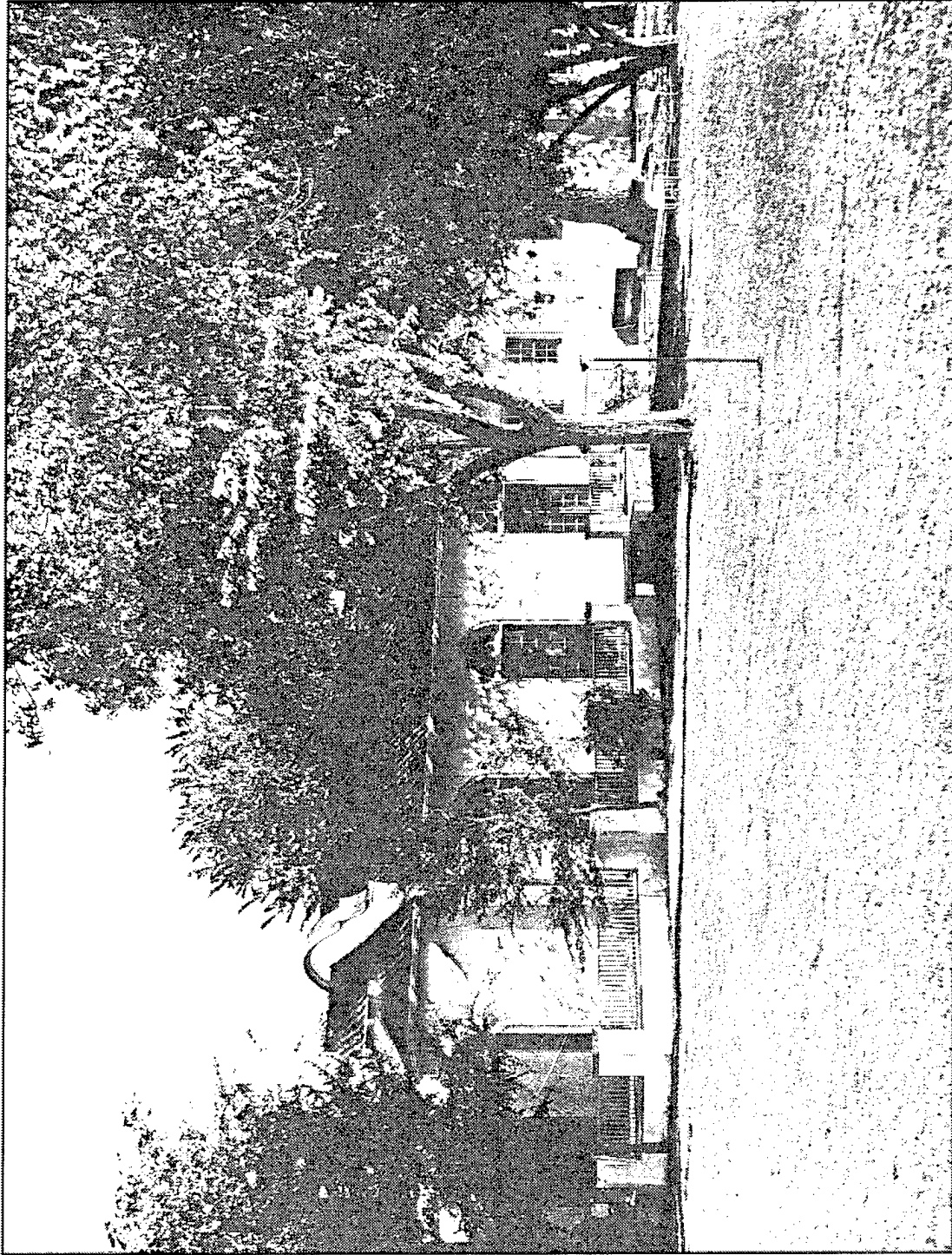


Figure III.18 5EP836. Building 10000, Main House. West entrance has been added to the servants' wing, awnings and shutters have been removed. 1957 photograph by Stewarts Photography. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.



Figure III.19 5EP836. Building 10000, Main House. Detail view of open porch and door to bedroom on east side of Penrose House. Roll TCR-17, Exposure 9.



Figure III.20 5EP836. Building 10000, Main House. Detail view of iron chimney supports on the southeast side of the Penrose House. Roll TCR-17, Exposure 4.



Figure III.21 5EP836. Building 10000, Main House. Detail view of columns and railing at covered porch on east side of the Penrose House. Roll TCR-17, Exposure 2.

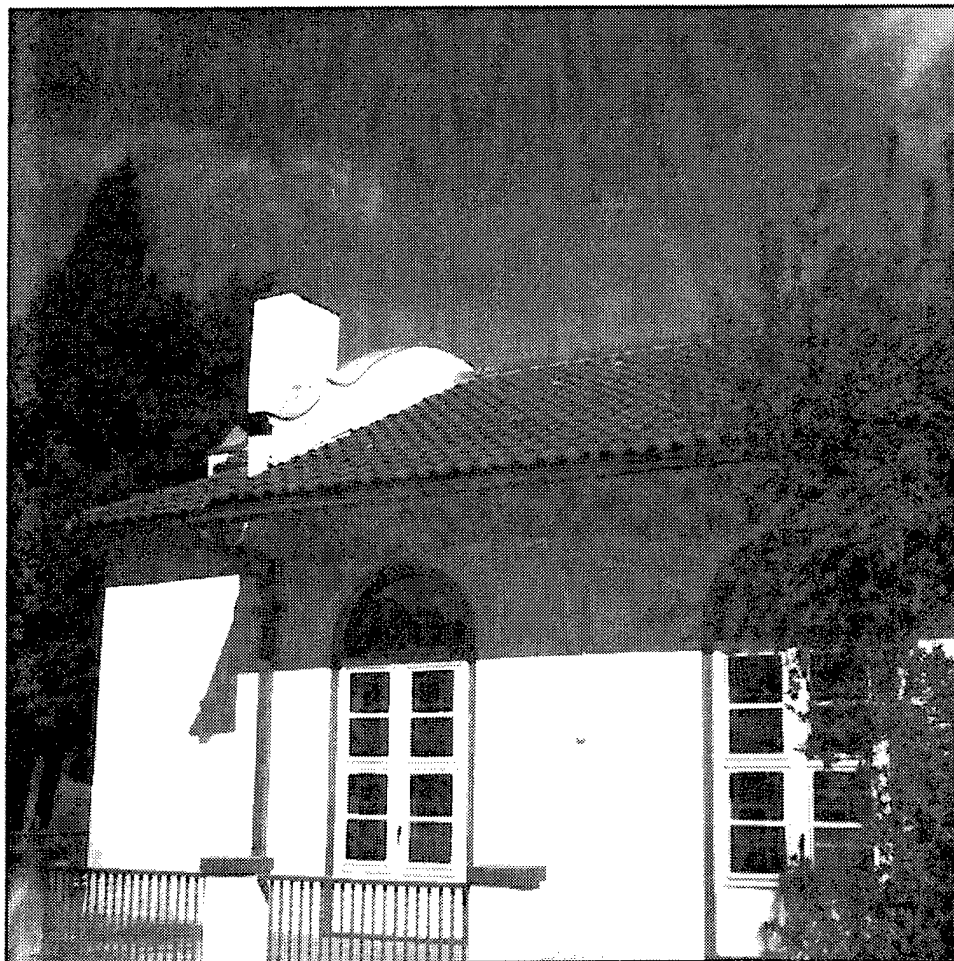


Figure III.22 5EP836. Building 10000, Main House. Detail view of tile roofing and parapet on north east side of Penrose House. Roll TCR-15, Exposure 12.



Figure III.23 5EP836. Building 10000, Main House. Detail view of roofing and parapet on west side of Penrose House. Roll TCR-16, Exposure 2.



Figure III.24 5EP836. Building 10000, Main House. Detail view of canales on west side of Penrose House. Roll TCR-16, Exposure 4.



Figure III.25 5EP836. Building 10000, Main House. Interior view of guest bedroom suite in Penrose House. Viewed from entry doorway to suite. Roll TCR-21, Exposure 2.

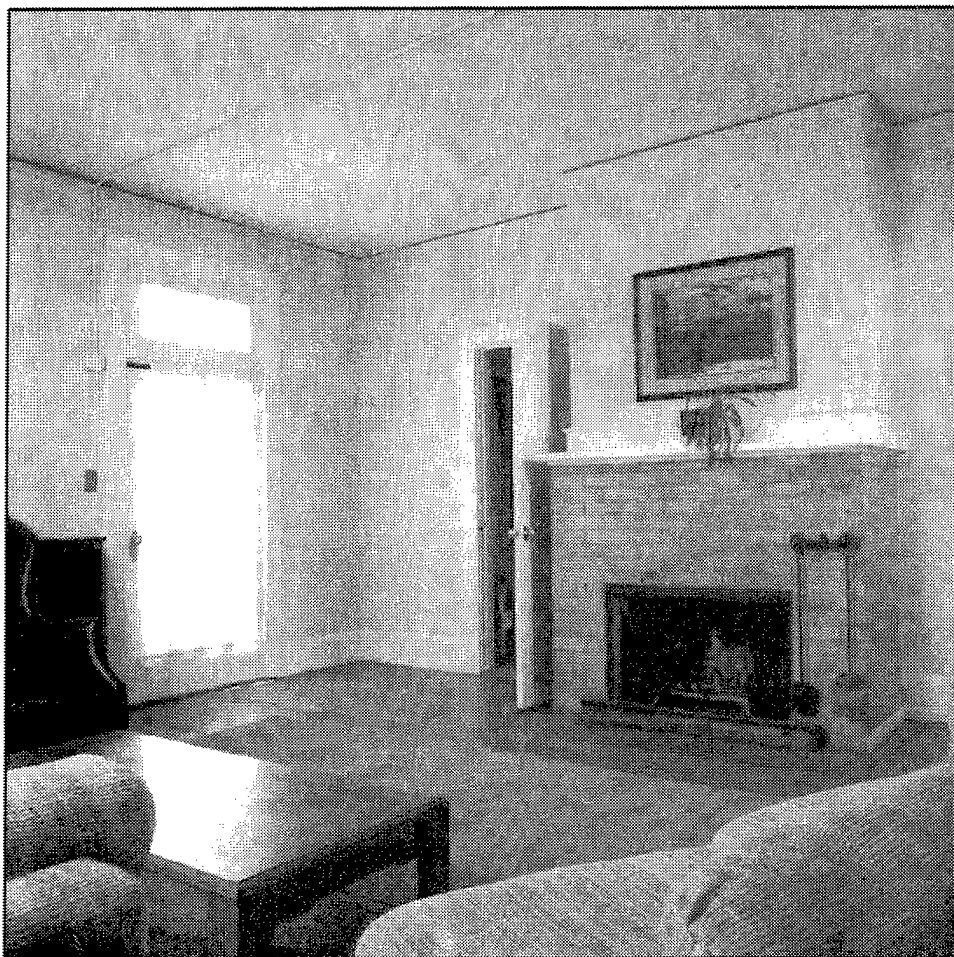


Figure III.26 5EP836. Building 10000, Main House. Interior view of master bedroom of Penrose House. Note fireplace. Viewed from northeast corner. Roll TCR-20, Exposure 9.

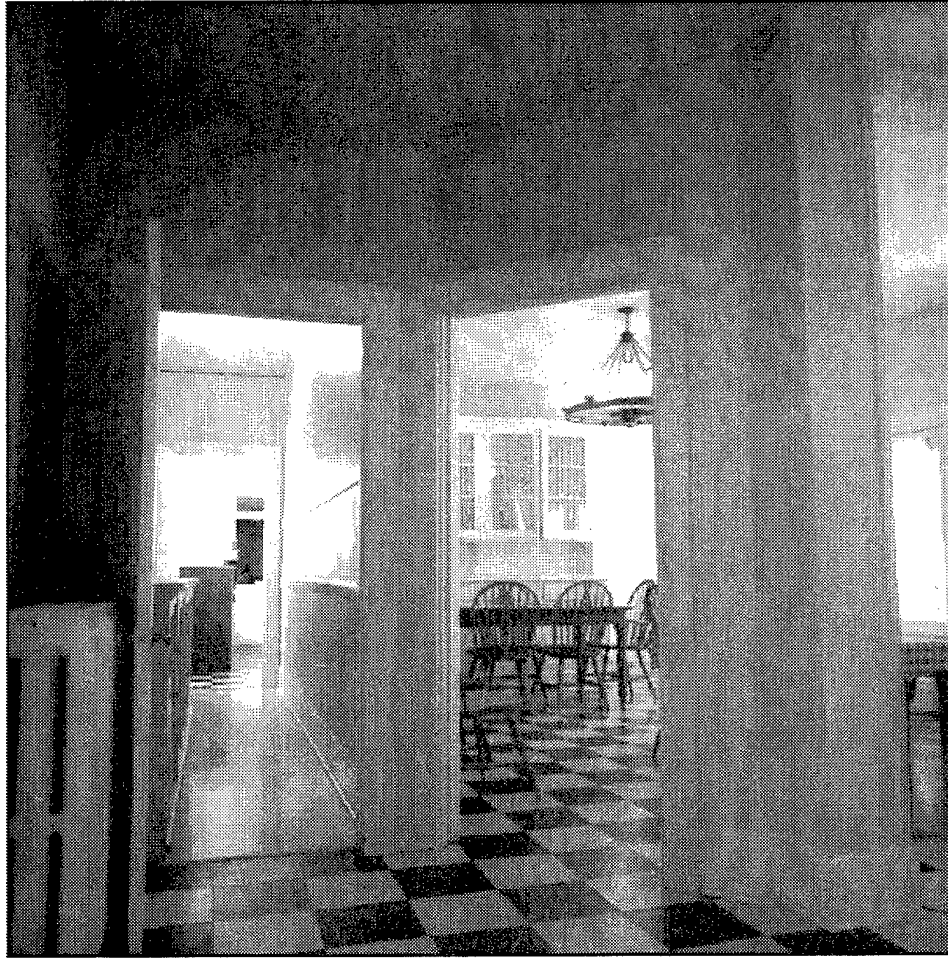


Figure III.27 5EP836. Building 10000, Main House. Interior view of servants' hall in Penrose House. Also shows wall between dining room and doorway. Roll TCR-21, Exposure 5.



Figure III.28 5EP836. Building 10000, Main House. Interior detail of basement stairwell of Penrose House. Roll TCR-22, Exposure 2.

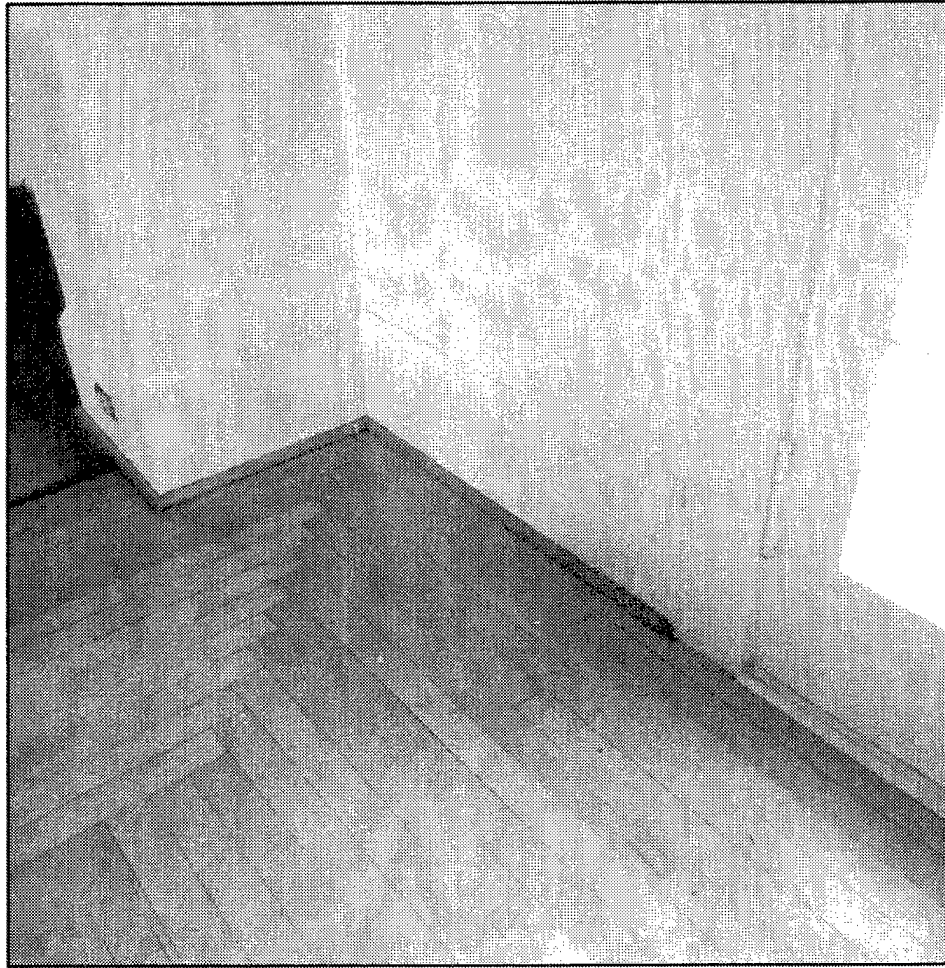


Figure III.29 5EP836. Building 10000, Main House. Interior detail view of corner of living room in Penrose House. Note wood floor, molding, and hinge on door. Roll TCR-20, Exposure 5.



Figure III.30 5EP836. Building 10000, Main House. Interior view of fireplace at north end of living room in Penrose House. Roll TCR-19, Exposure 4.



Figure III.31 5EP836. Building 10000, Main House. Interior view of living room of Penrose House. Viewed from northeast corner of room. Roll TCR-19, Exposure 5.

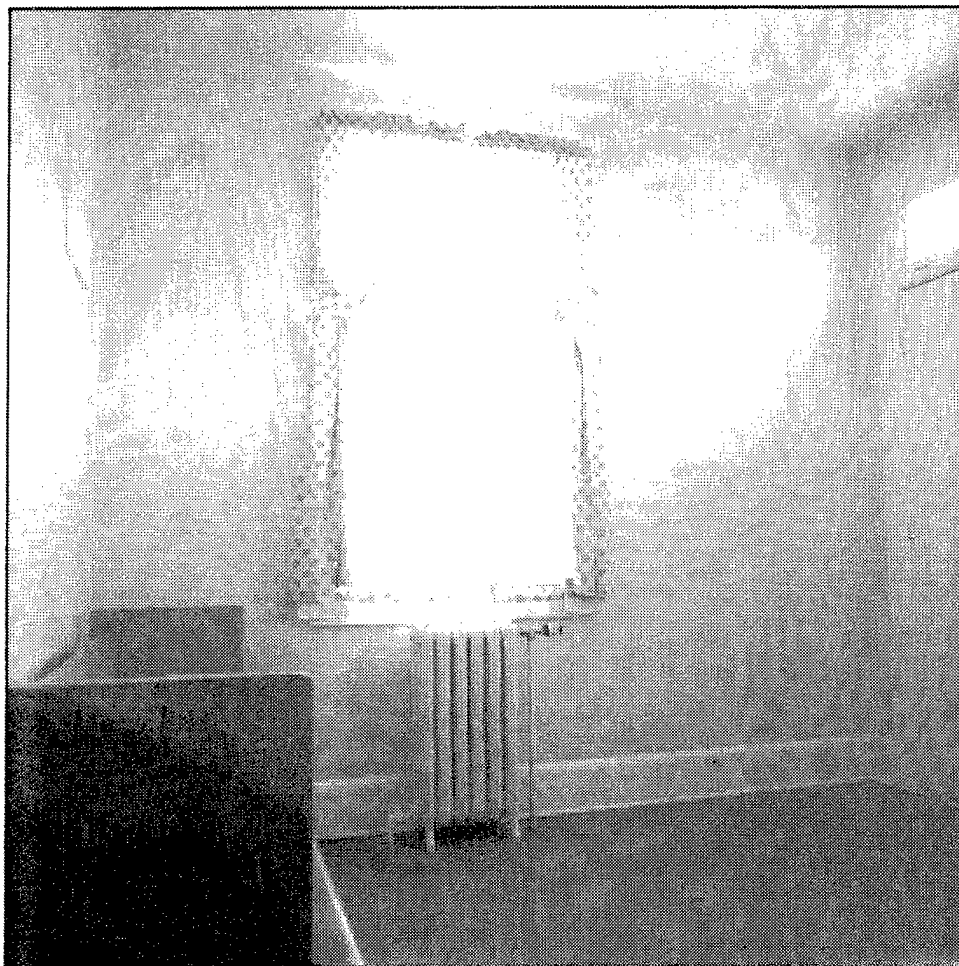


Figure III.32 5EP836. Building 10000, Main House. Interior view of servant's bedroom at southeast corner of Penrose House. Roll TCR-21, Exposure 11.

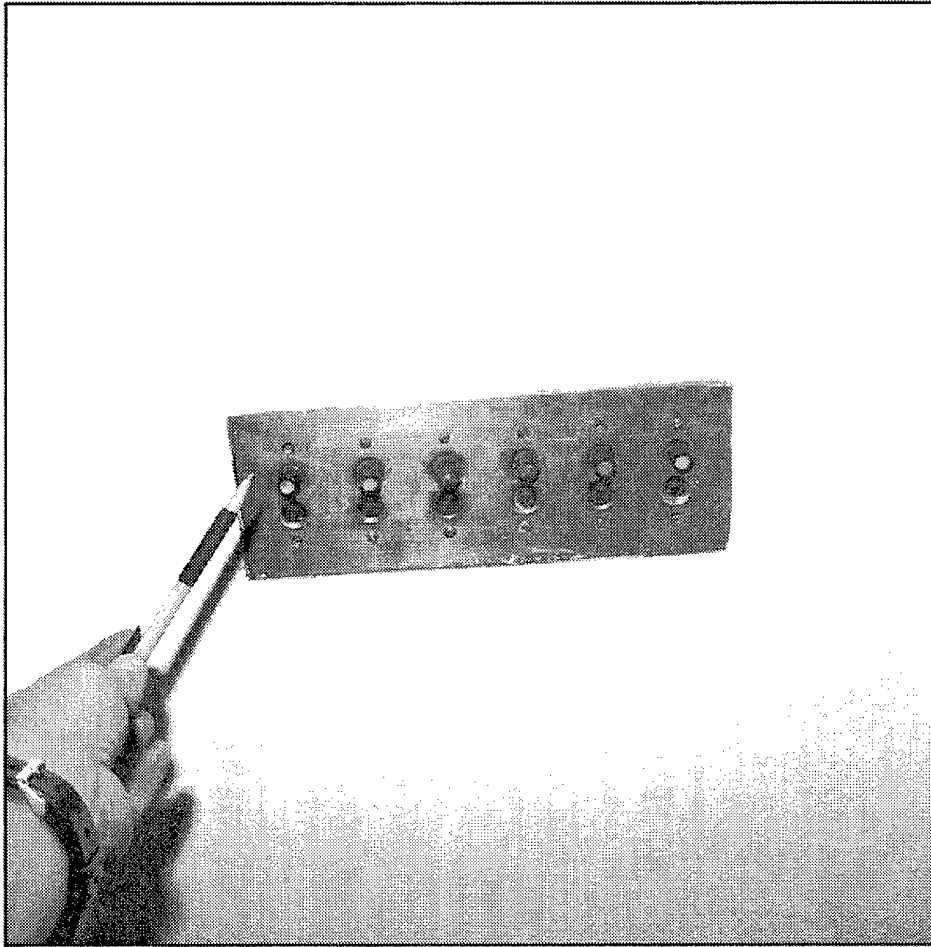


Figure III.33 5EP836. Building 10000, Main House. Interior detail view of electric light switch near front door. Roll TCR-D, Exposure 3.



Figure III.34 5EP836. Building 10000, Main House. Interior view of kitchen of Penrose House. Note cabinetry. Roll TCR-21, Exposure 8.

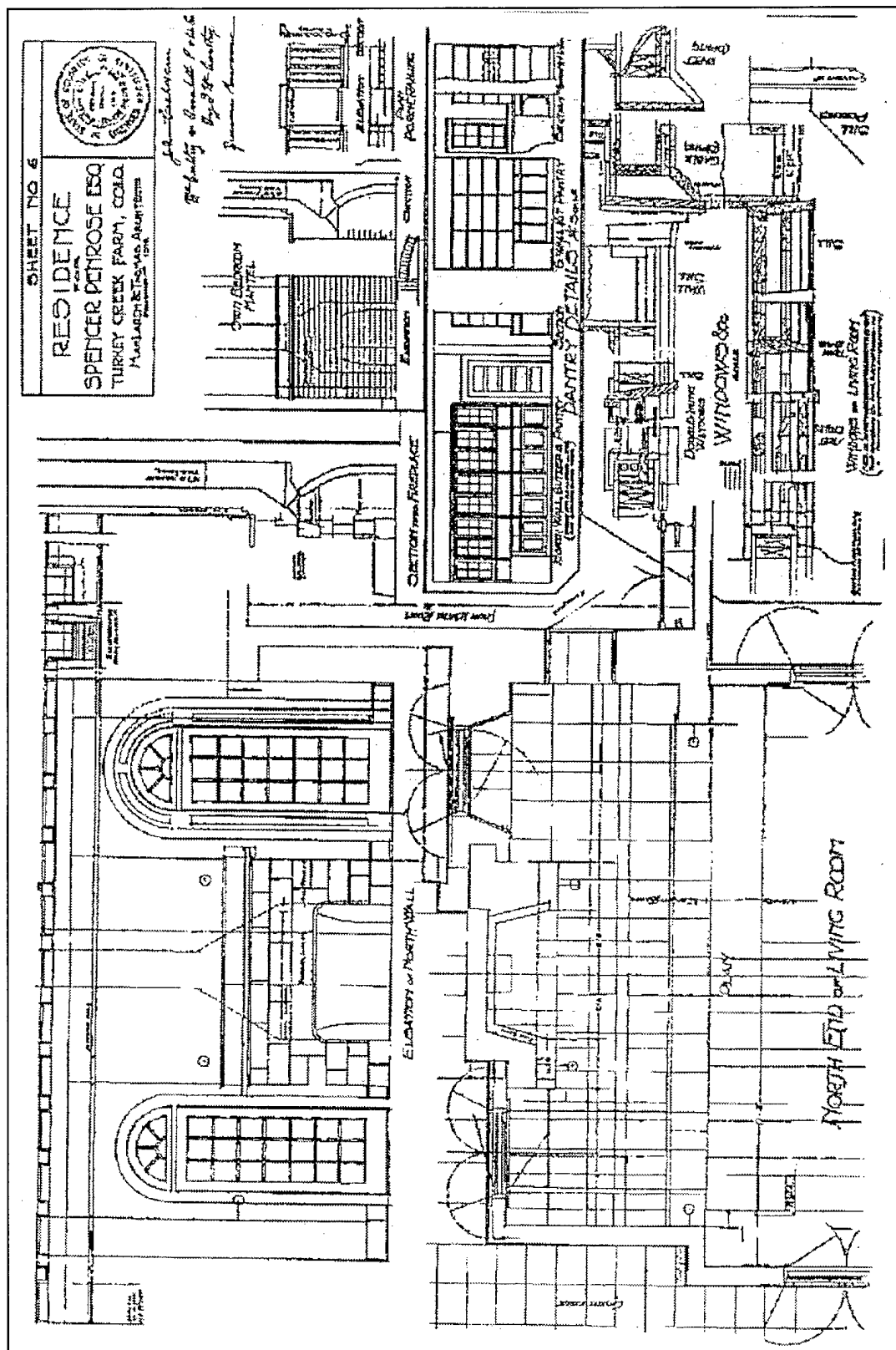


Figure III.35 5EP836. Original details for Building 10000, Main House. Residence for Spencer Penrose Esq., Turkey Creek Farm, Colorado, Sheet 6. MacLaren and Thomas, Architects, December 1912. Courtesy of Local History, Pikes Peak Library District.

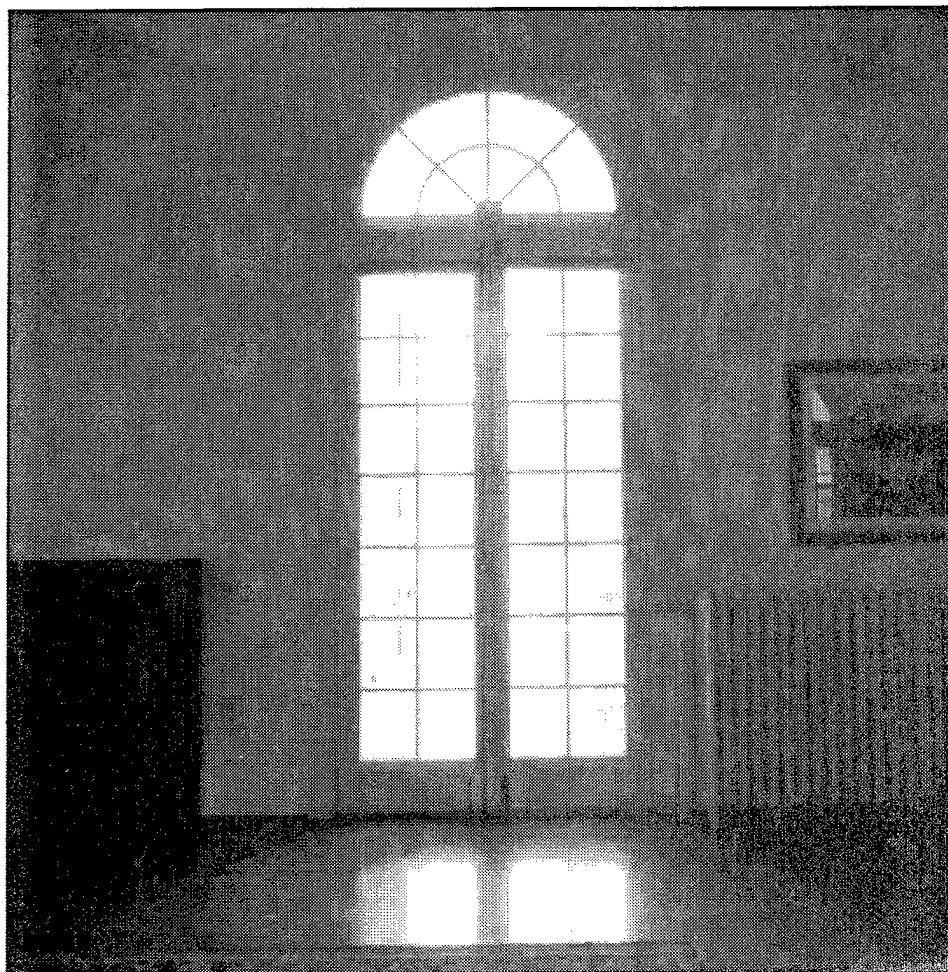


Figure III.36 5EP836. Building 10000, Main House. Interior detail view of door on west side of living room leading out to west porch and tennis court/swimming pool area. Roll TCR-19, Exposure 8.

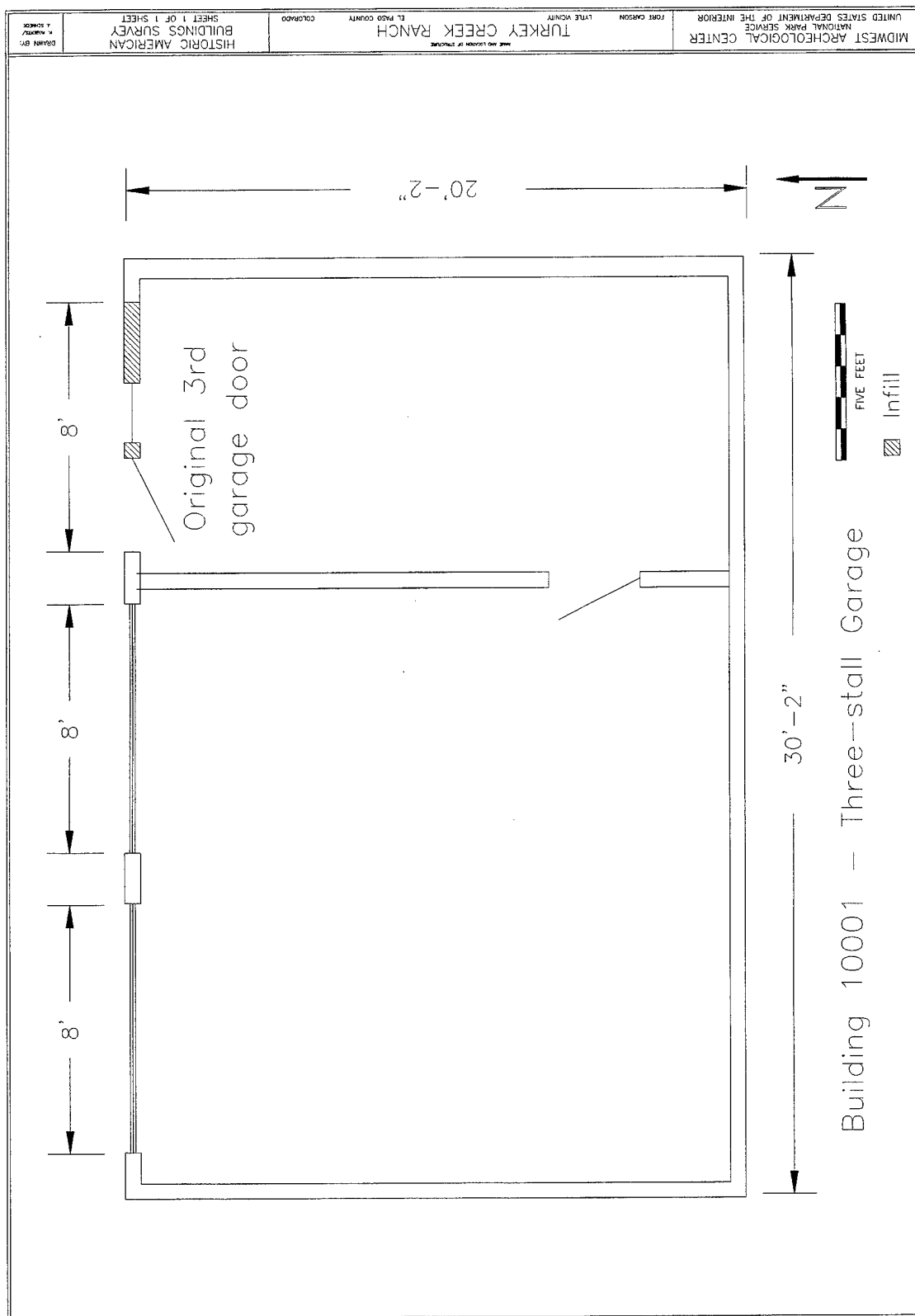


Figure III.37 5EP836. Building 10001, Garage. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

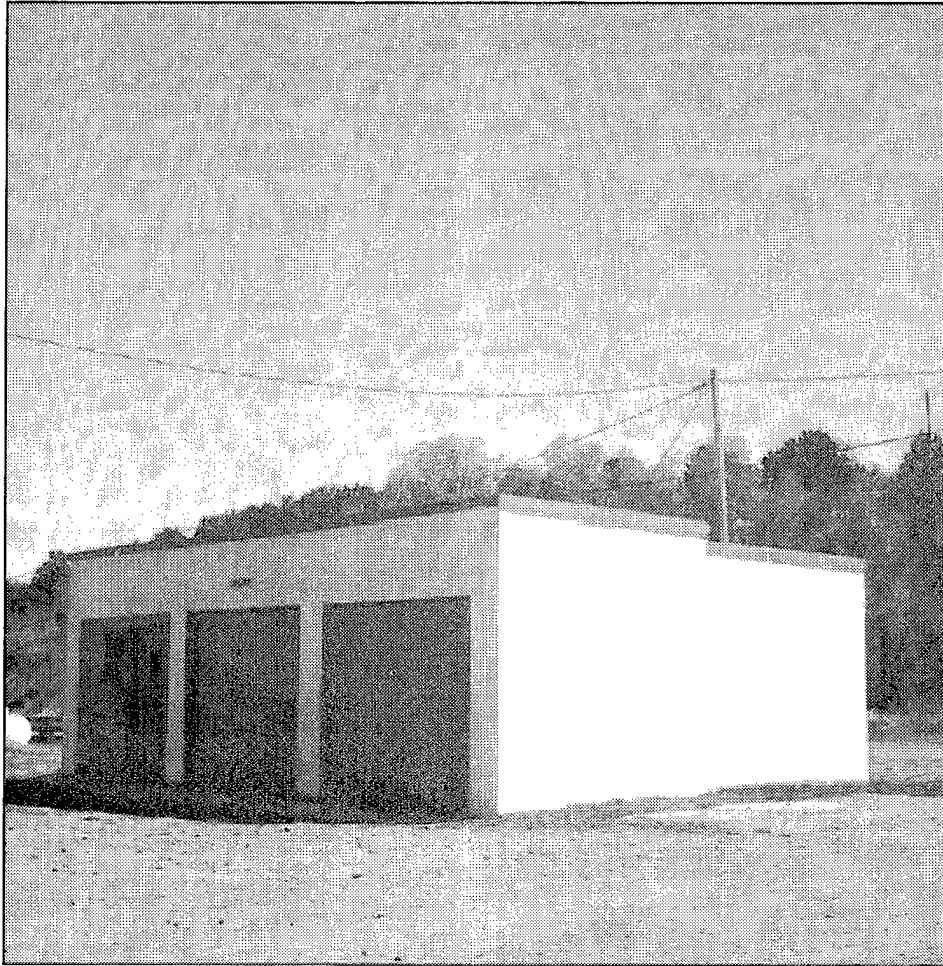


Figure III.38 5EP836. Building 10001, Garage. 3/4 view of north and west sides of garage. Roll TCR-6, Exposure 7.



Figure III.39 5EP836. Building 10001, Garage. 3/4 view of south and east sides of garage. Roll TCR-3, Exposure 5.

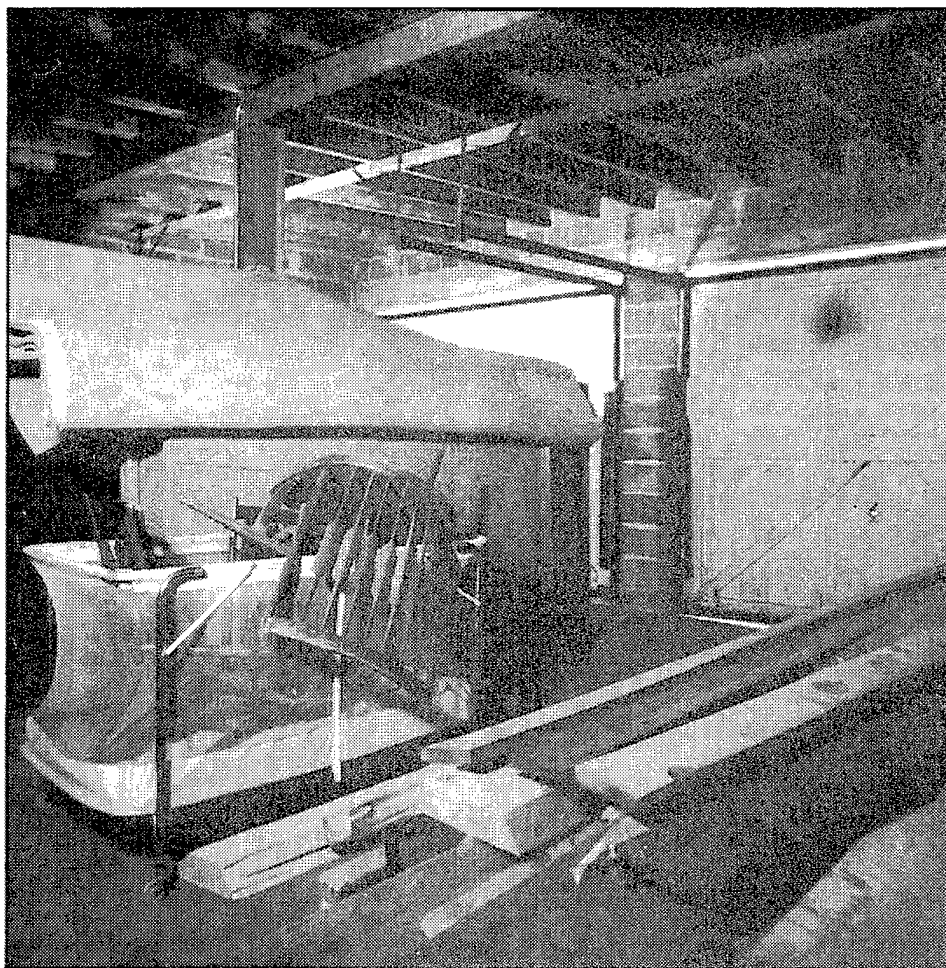


Figure III.40 5EP836. Building 10001, Garage. Interior view of garage. View depicts concrete masonry unit block walls, remaining two garage doors. Roll TCR-25, Exposure 5.



Figure III.41 SEP836. View in a generally north direction showing, from left, Feature B (former housing), Guest House 10002, two former duplexes (site of present basketball/volleyball courts), and Fire Station/Garage 10012. This 1957 photograph is copyrighted by, and used with the permission of, Stewart's Photographers of Colorado Springs, Colorado.

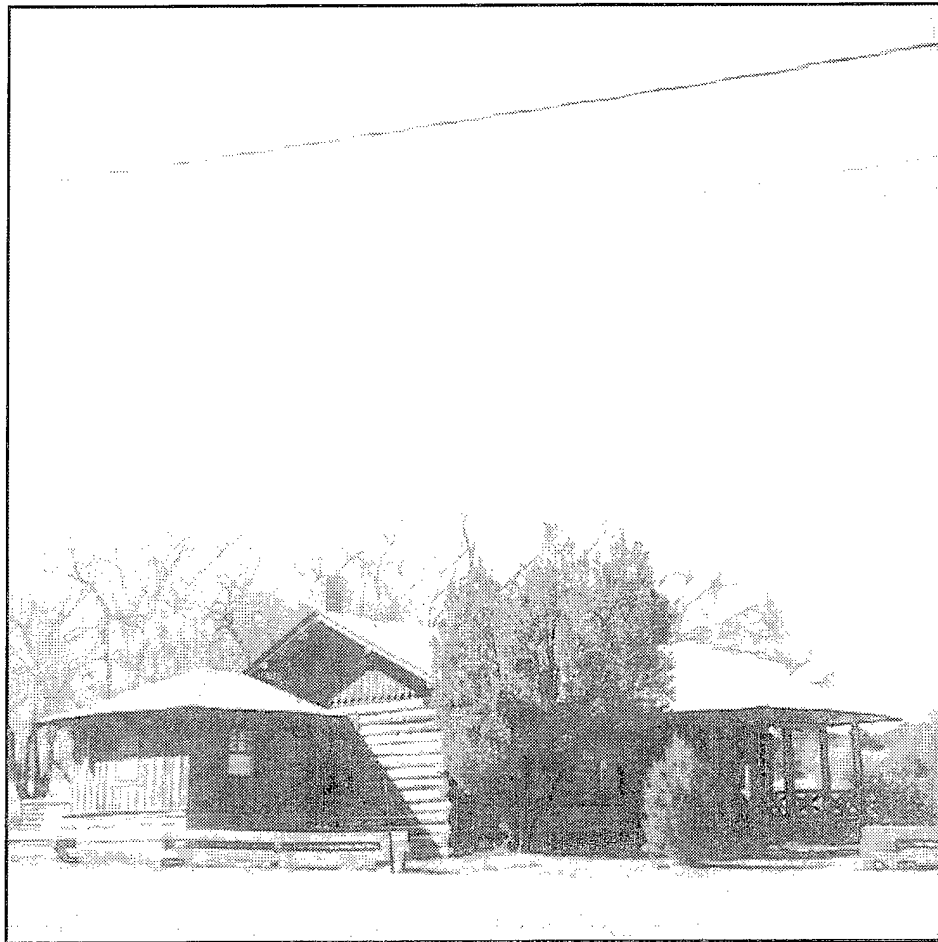


Figure III.42 5EP836. Building 10002, Guest House. 3/4 view of south and east faces of guest house. Roll TCR-8, Exposure 4.

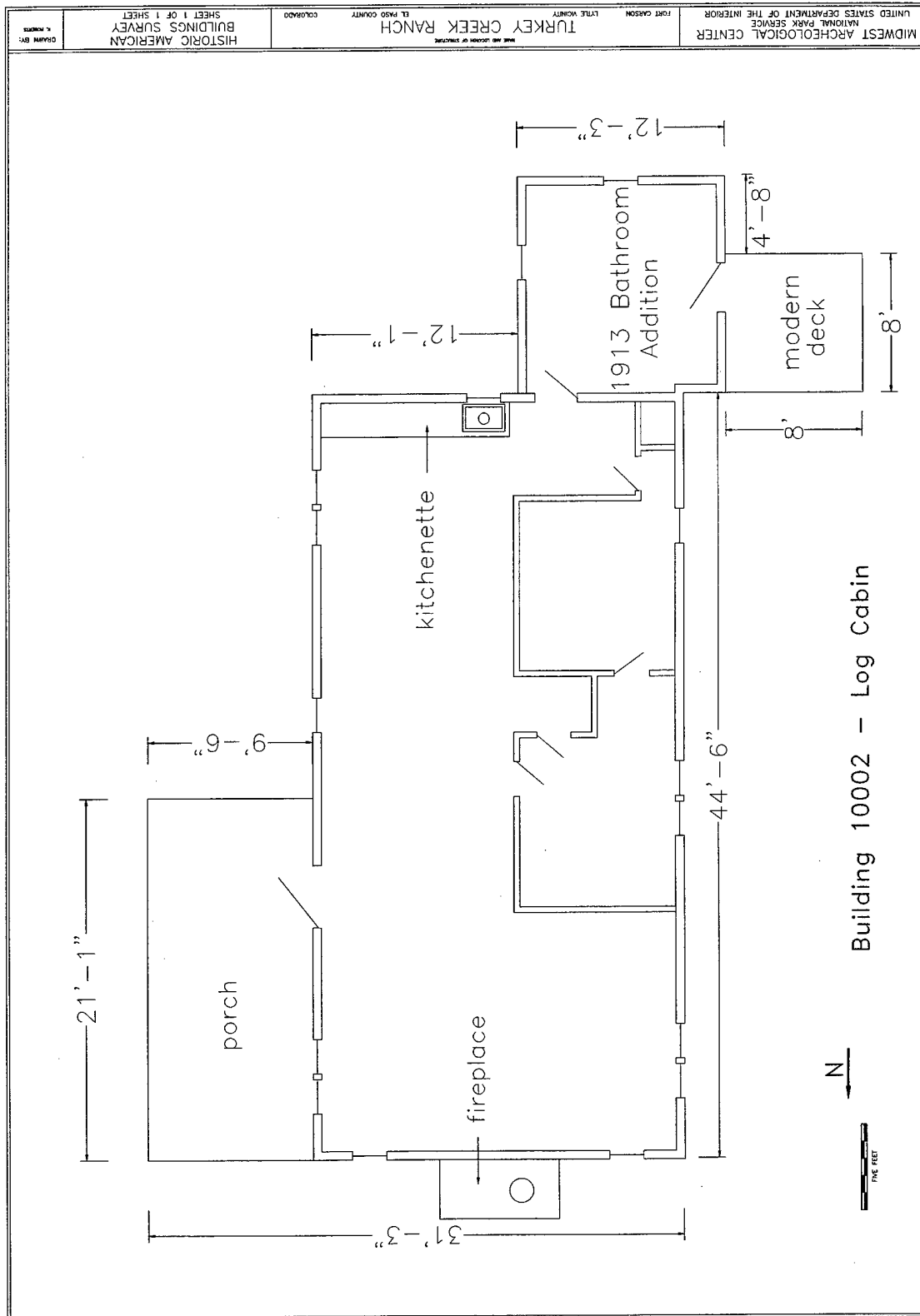


Figure III.43 SEP836. Building 10002, Guest House. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

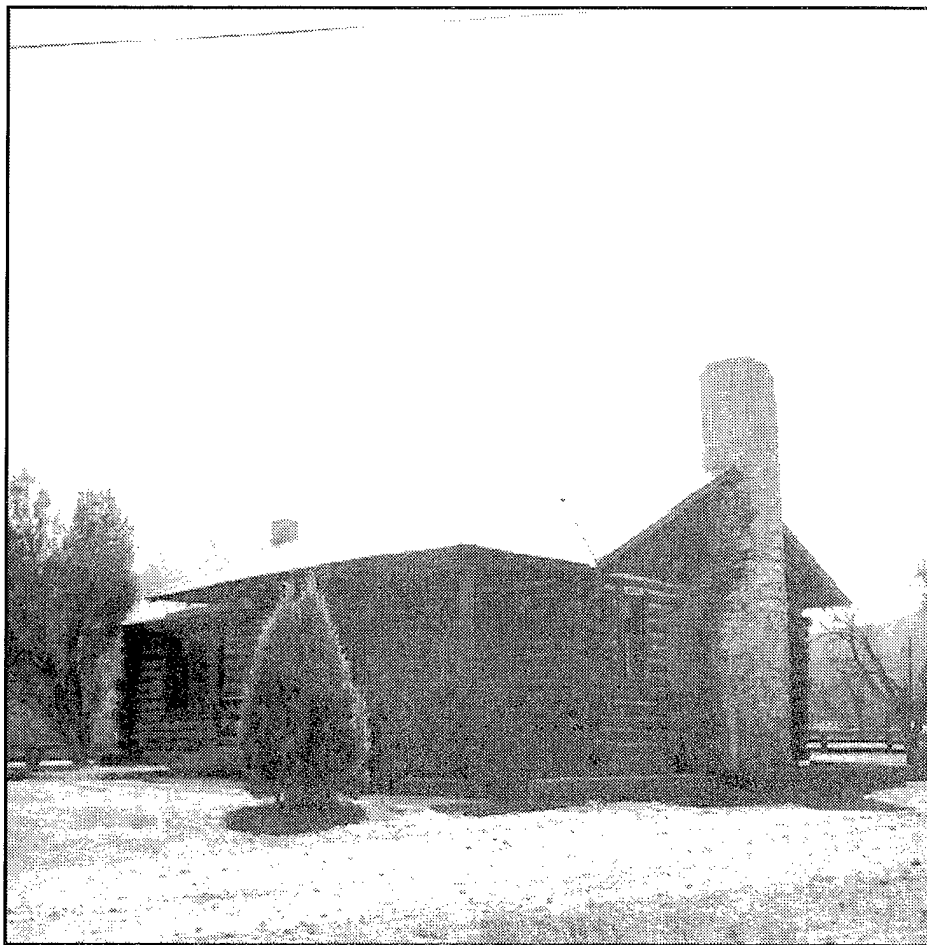


Figure III.44 5EP836. Building 10002, Guest House. 3/4 view of north and east faces of guest house. Roll TCR-7, Exposure 11.

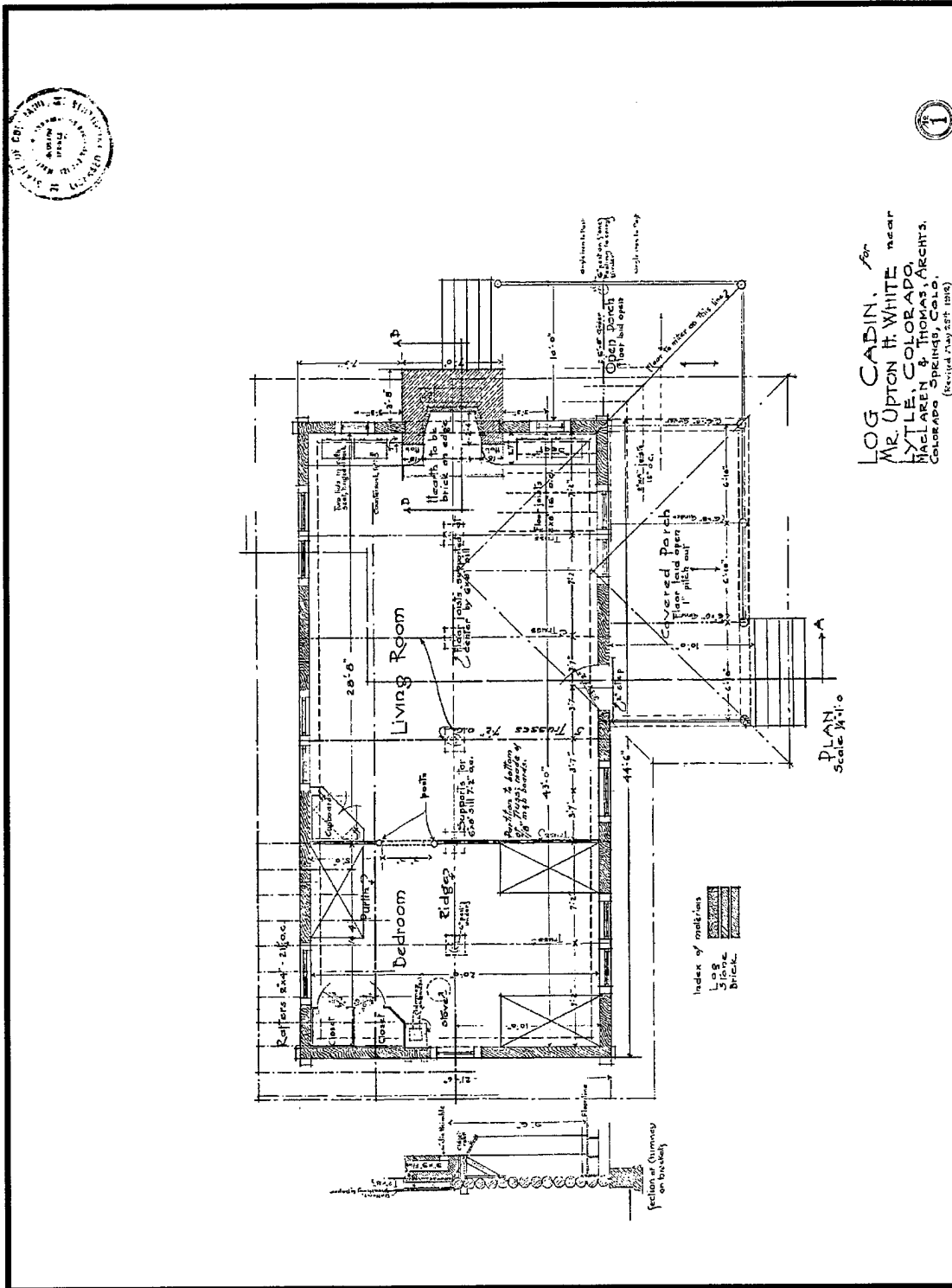


Figure III.45 SEP836. Floor Plan. Building 10002, Guest House. Log Cabin for Mr. Upton H. White near Lytle, Colorado, Sheet 1. MacLaren & Thomas, Architects, revised May 25th, 1912. Courtesy of Local History, Pikes Peak Library District.

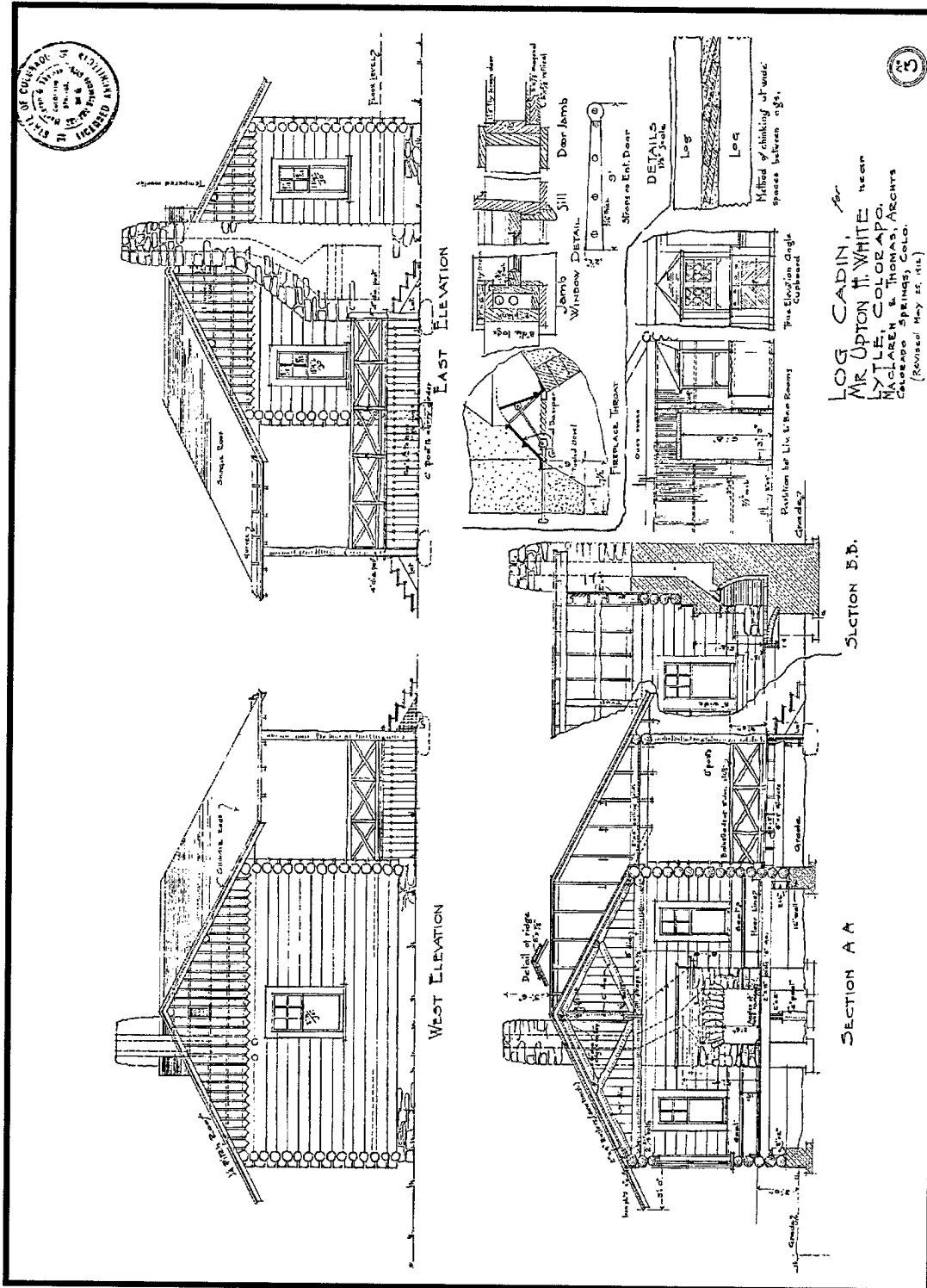


Figure III.46 5EP836. East and West Elevations of Building 10002, Guest House, including details. Log Cabin for Mr. Upton H. White near Lytle, Colorado, Sheet 5. MacLaren & Thomas, Architects, revised May 25th, 1912. Courtesy of Local History, Pikes Peak Library District.

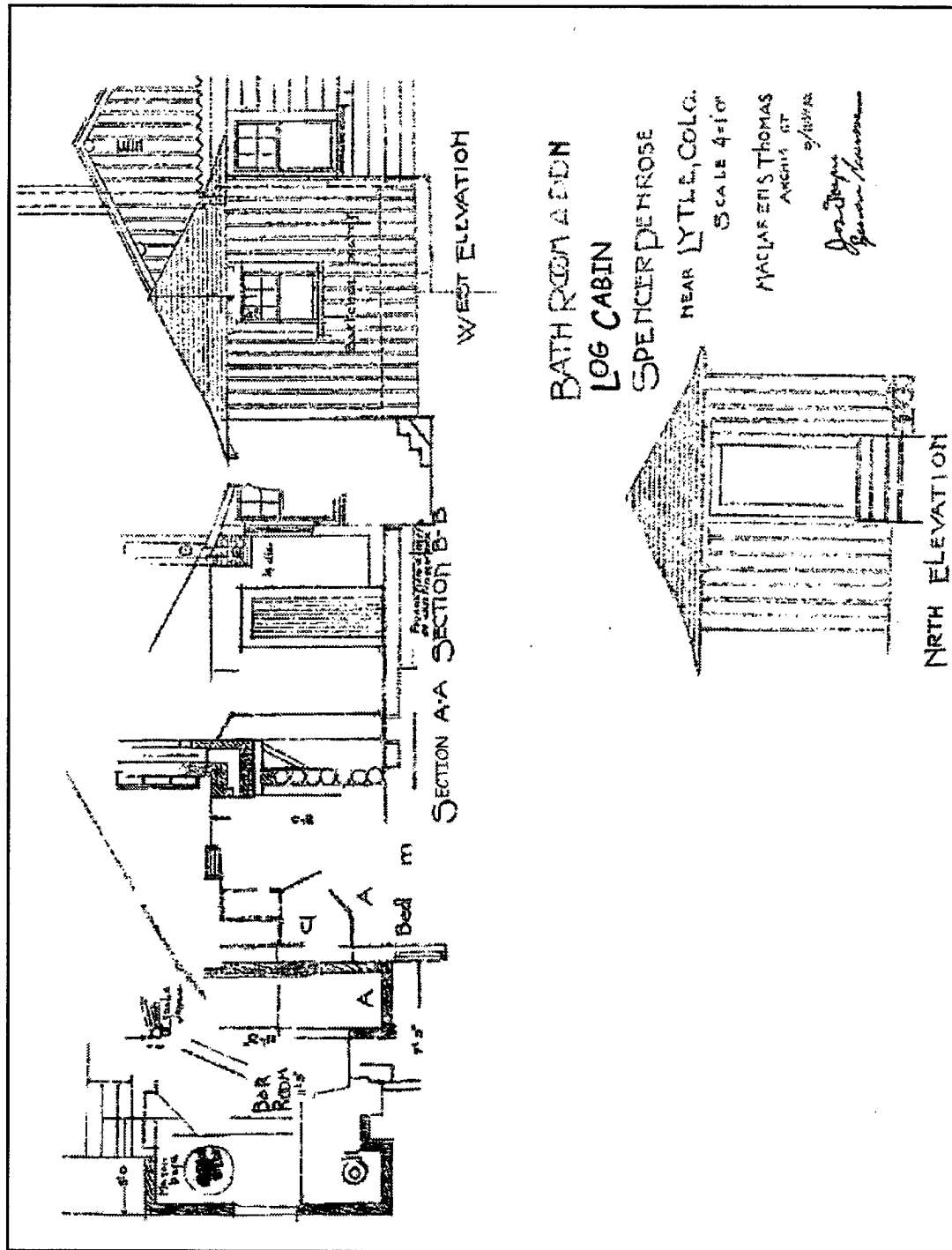


Figure III.48 SEP836. Bathroom Addition of Building 10002, Guest House. Log Cabin for Spencer Penrose, Esq. near Lytle, Colorado. MacLaren & Thomas, Architects, September 20, 1912. Courtesy of Local History, Pikes Peak Library District.

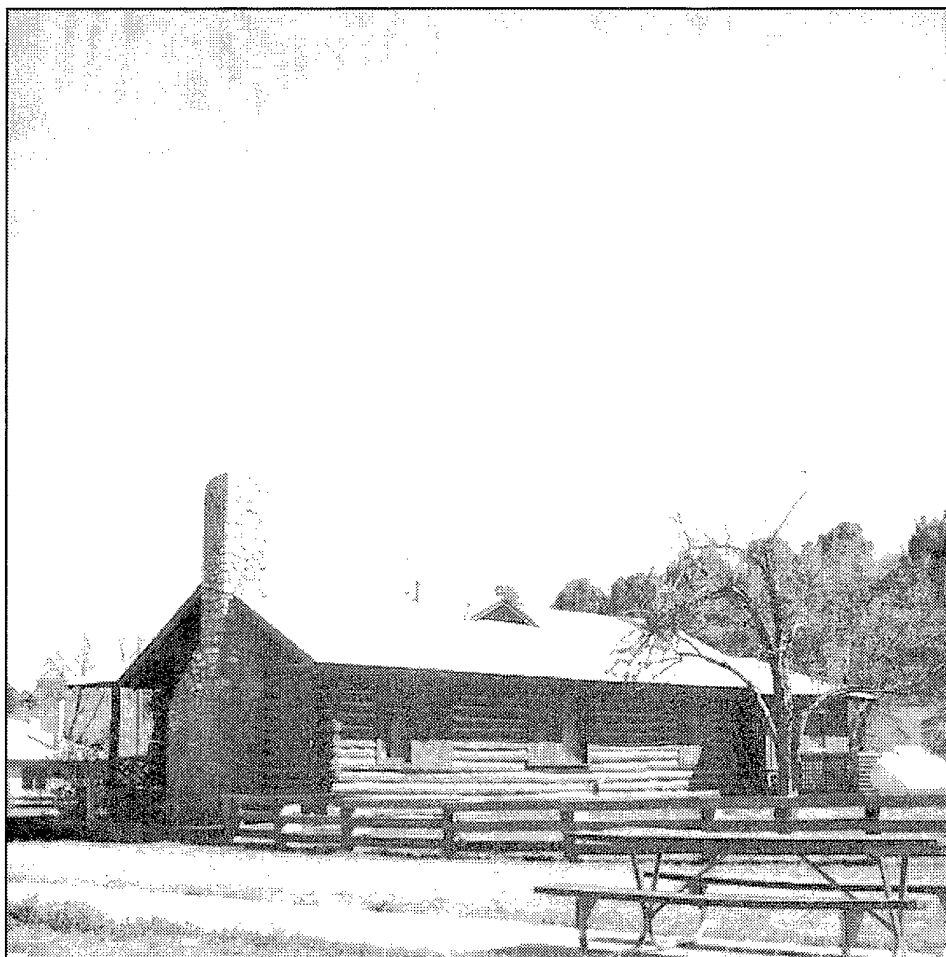


Figure III.49 5EP836. Building 10002, Guest House. 3/4 view of north and west faces of guest house. Roll TCR-7, Exposure 6.

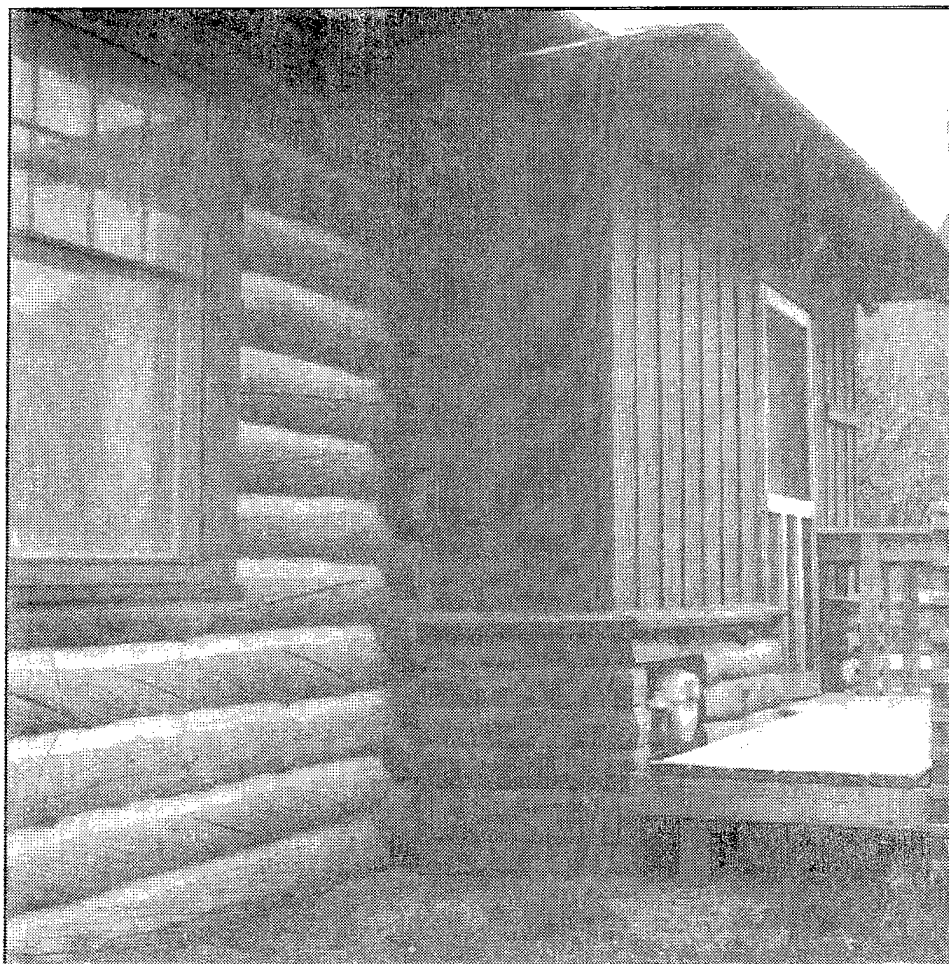


Figure III.50 5EP836. Building 10002, Guest House. Detail view of corner on west side of guest house. Note later bathroom addition. Roll TCR-18, Exposure 11.

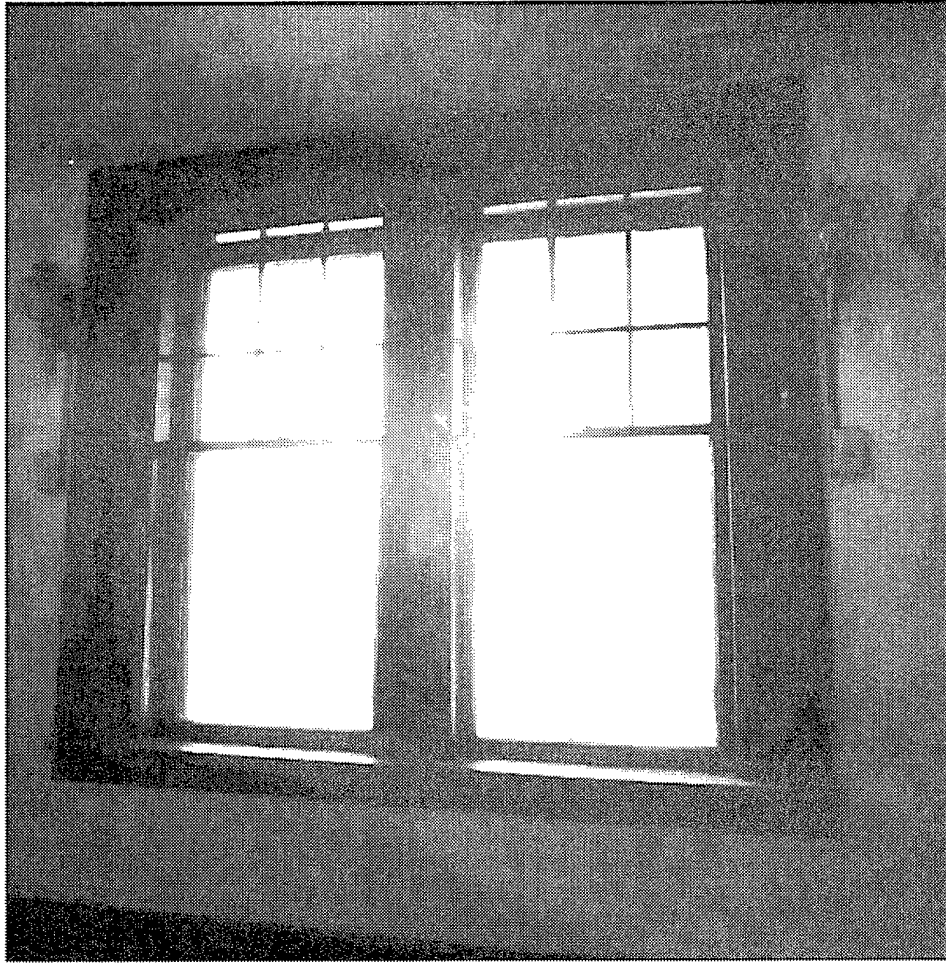


Figure III.51 5EP836. Building 10002, Guest House. Detail view of double window on east side of guest house. Viewed from inside. Roll TCR-23, Exposure 11.



Figure III.52 5EP836. Building 10002, Guest House. Detail view of double window on east side of guest house. Viewed from outside. Roll TCR-24, Exposure 2.

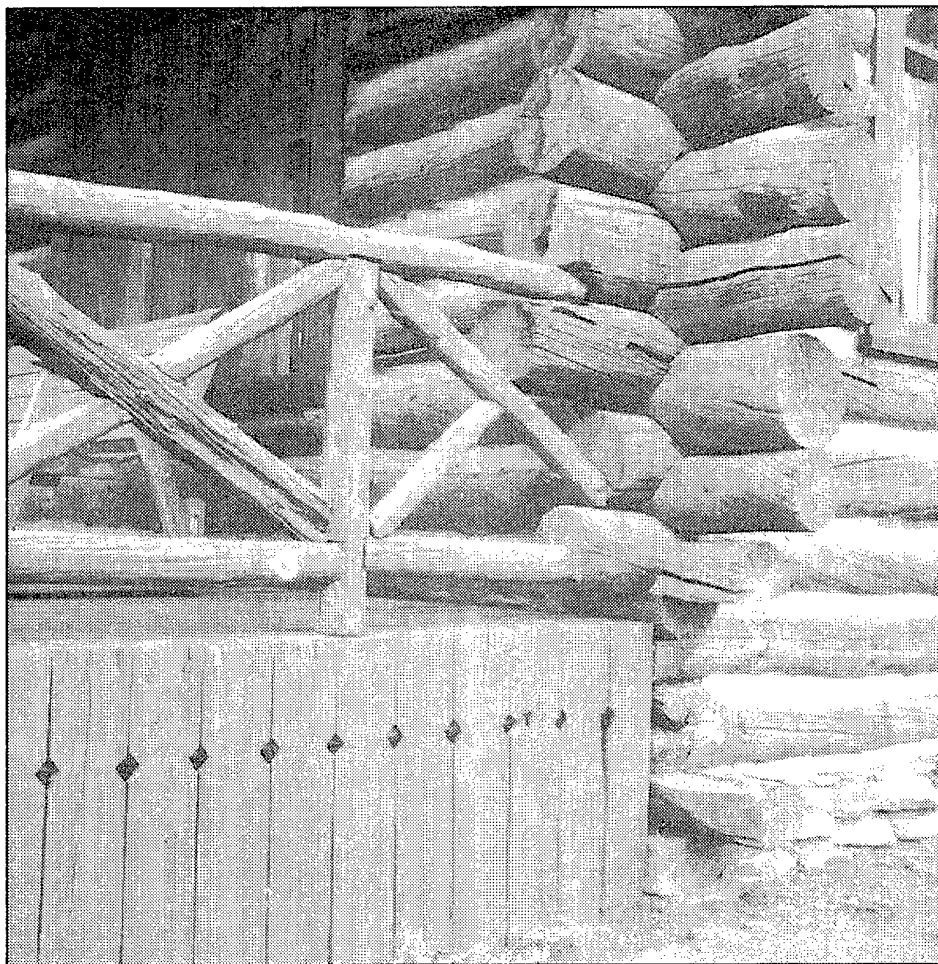


Figure III.53 5EP836. Building 10002, Guest House. Detail view of porch log railings, skirting beneath, and corner of log guest house. Roll TCR-18, Exposure 7.

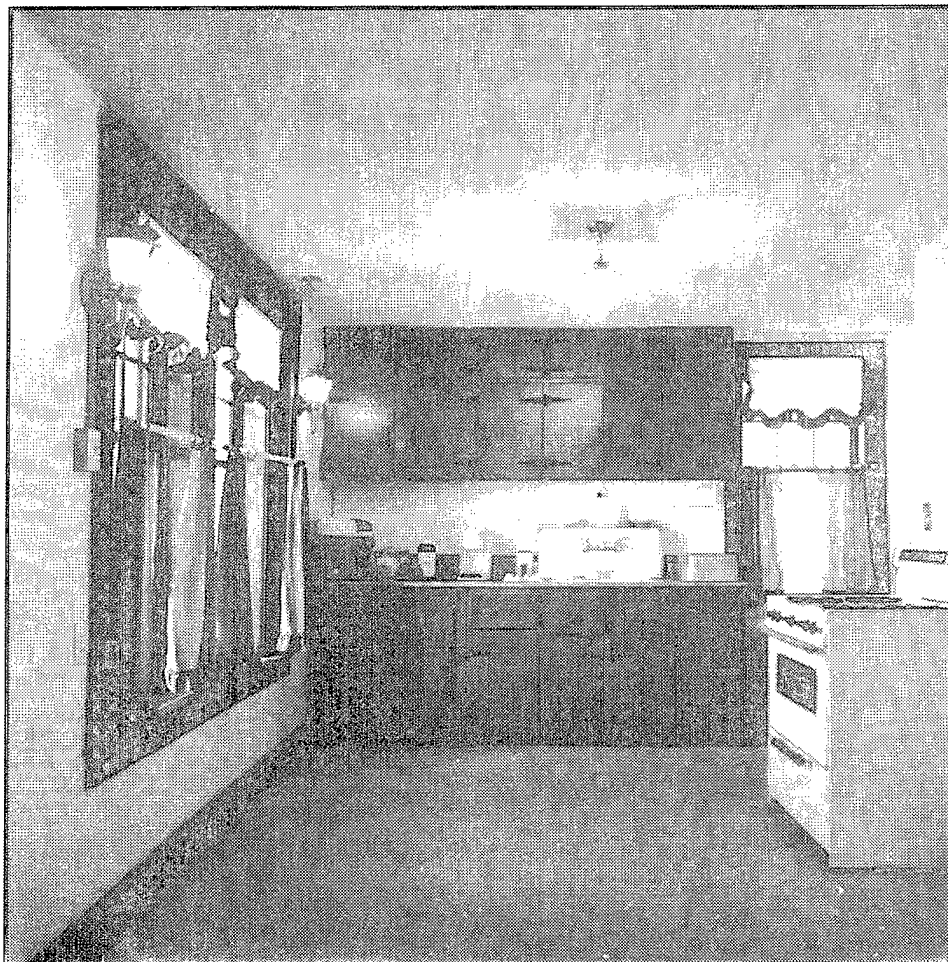


Figure III.54 5EP836. Building 10002, Guest House. Interior view of kitchen in guest house. Note cabinetry. Roll TCR-22, Exposure 8.



Figure III.55 SEP836. Building 10002, Guest House. Detail view of original wooden dutch door on east side of guest house. Viewed from inside. Roll TCR-23, Exposure 7.

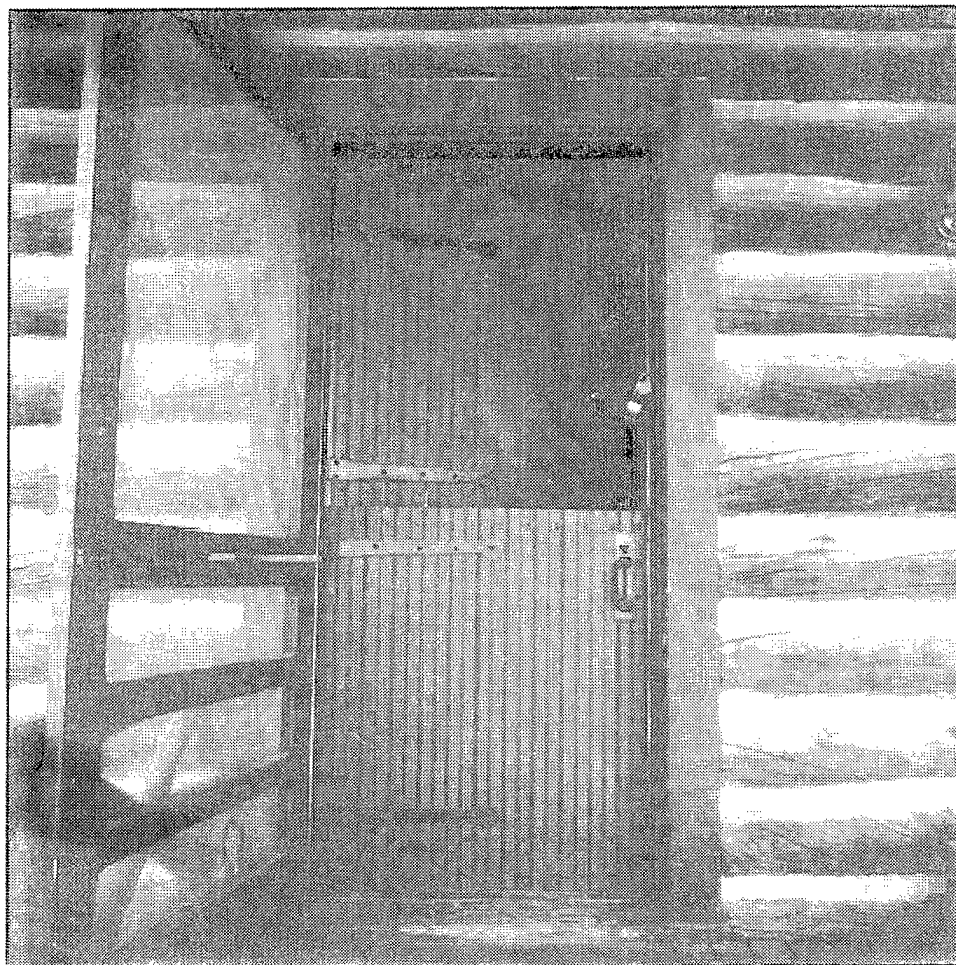


Figure III.56 5EP836. Building 10002, Guest House. Detail view of original wooden dutch door on east side of guest house. Viewed from outside porch. Roll TCR-23, Exposure 9.

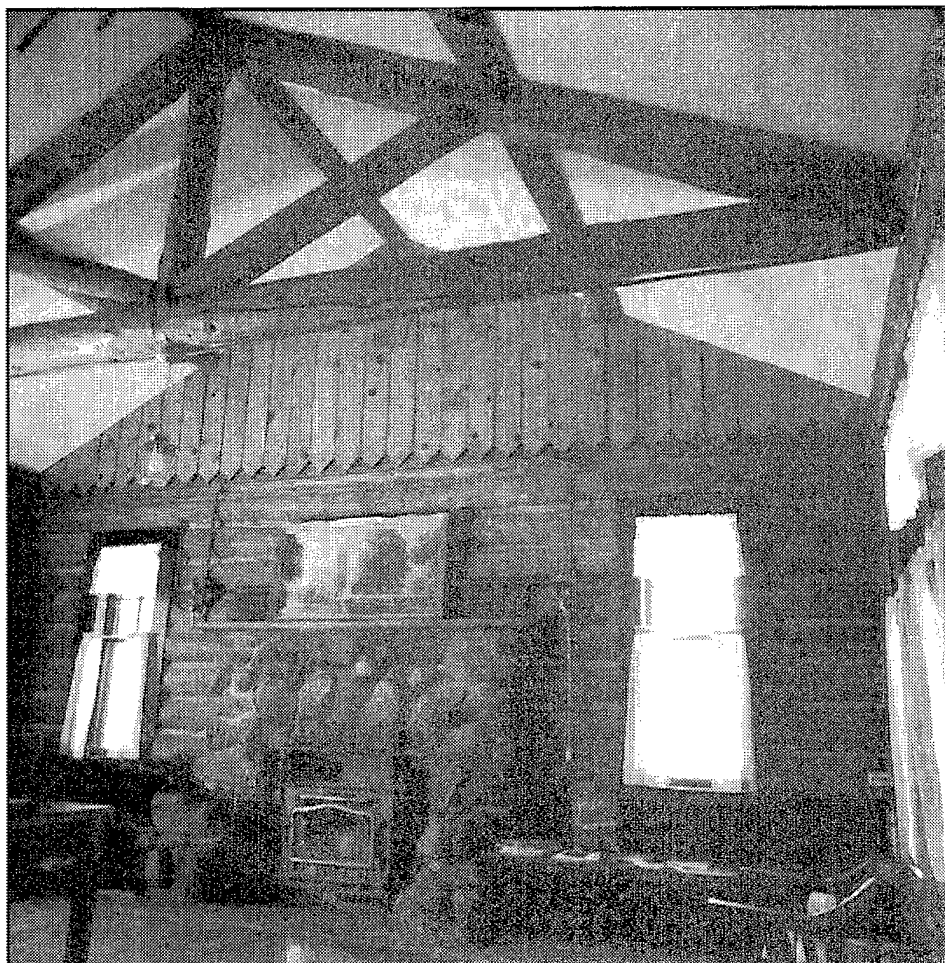


Figure III.57 5EP836. Building 10002, Guest House. Interior view of living room of guest house. Note fireplace and log truss. Roll TCR-23, Exposure 4.

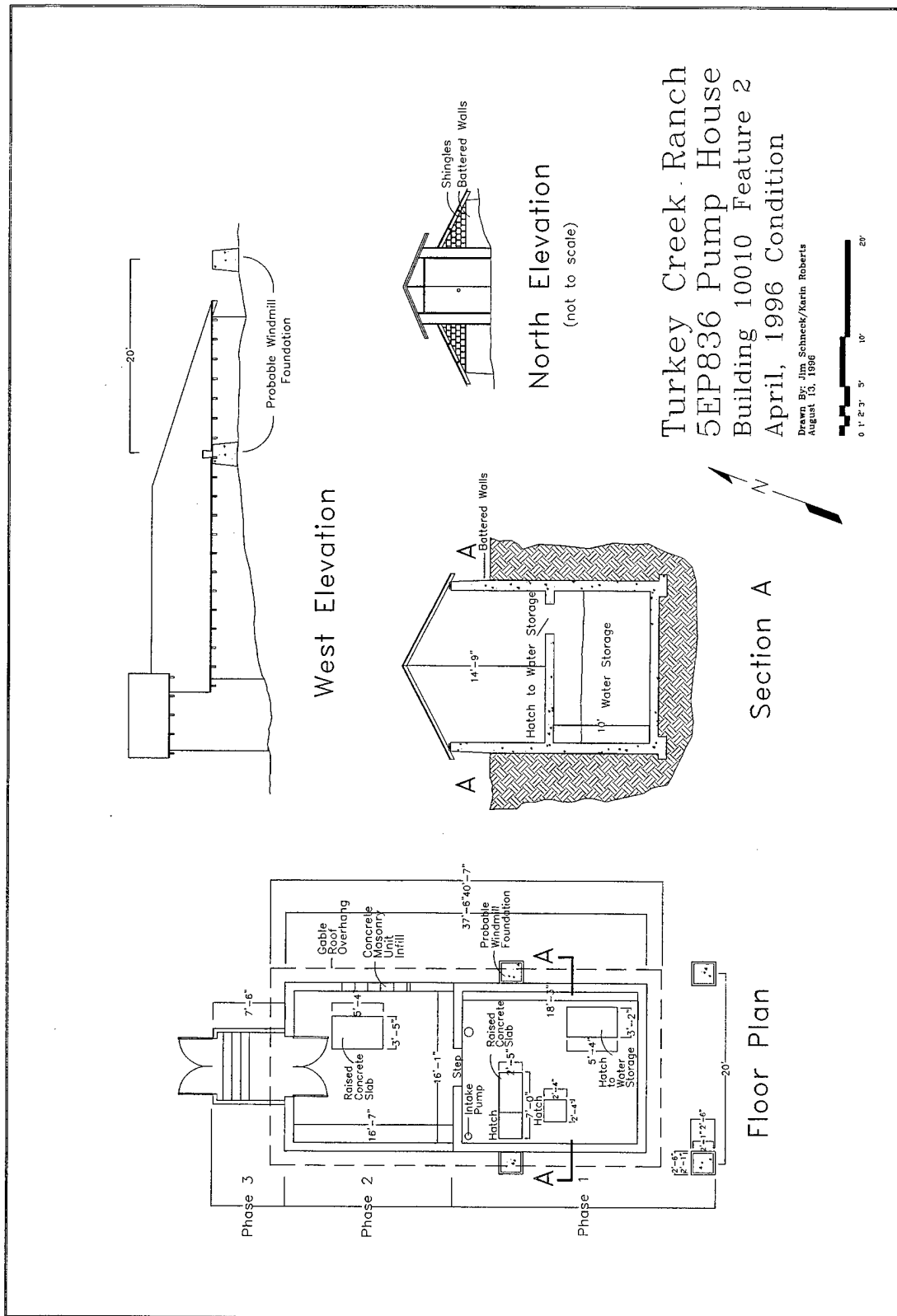




Figure III.59 5EP836. Building 10010, Pump House. 3/4 view of south and west sides of root cellar. Main house 10000 in background. Roll TCR-4, Exposure 11.

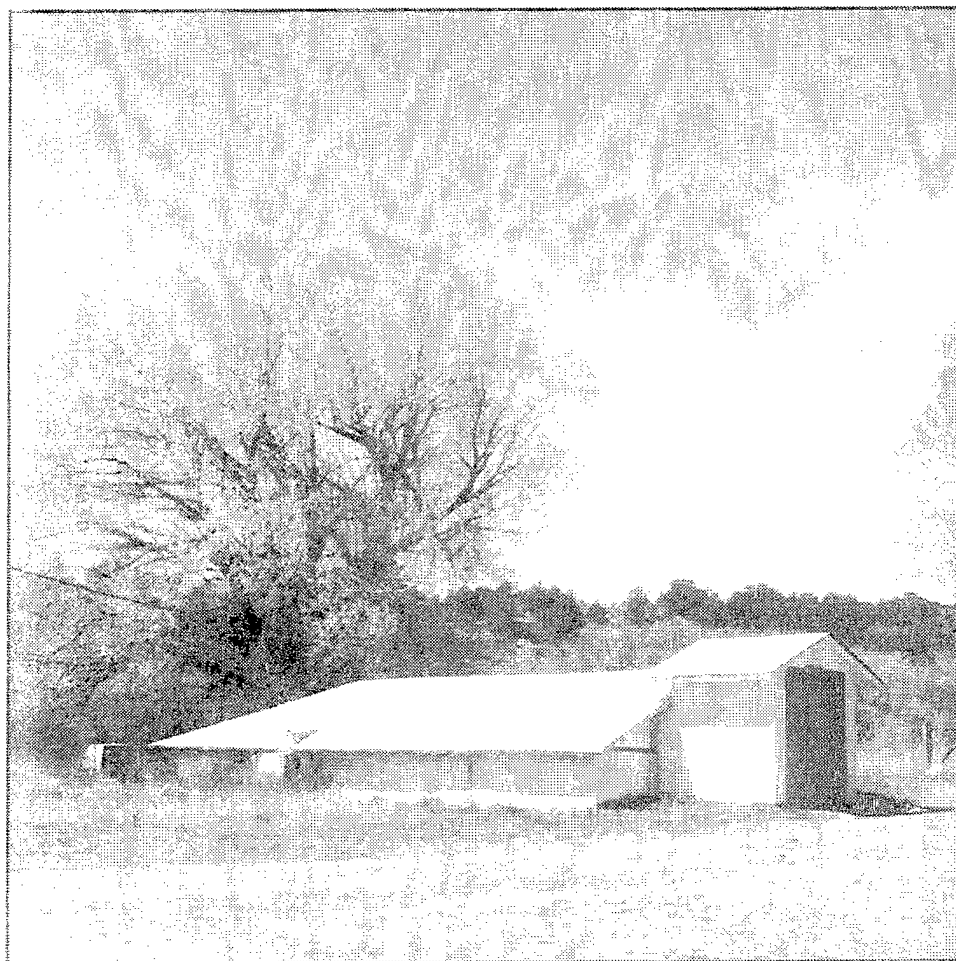


Figure III.60 5EP836. Building 10010, Pump House. 3/4 view of north and east sides of root cellar. Two concrete piers visible to left, modern vestibule to right. Roll TCR-1, Exposure 10.

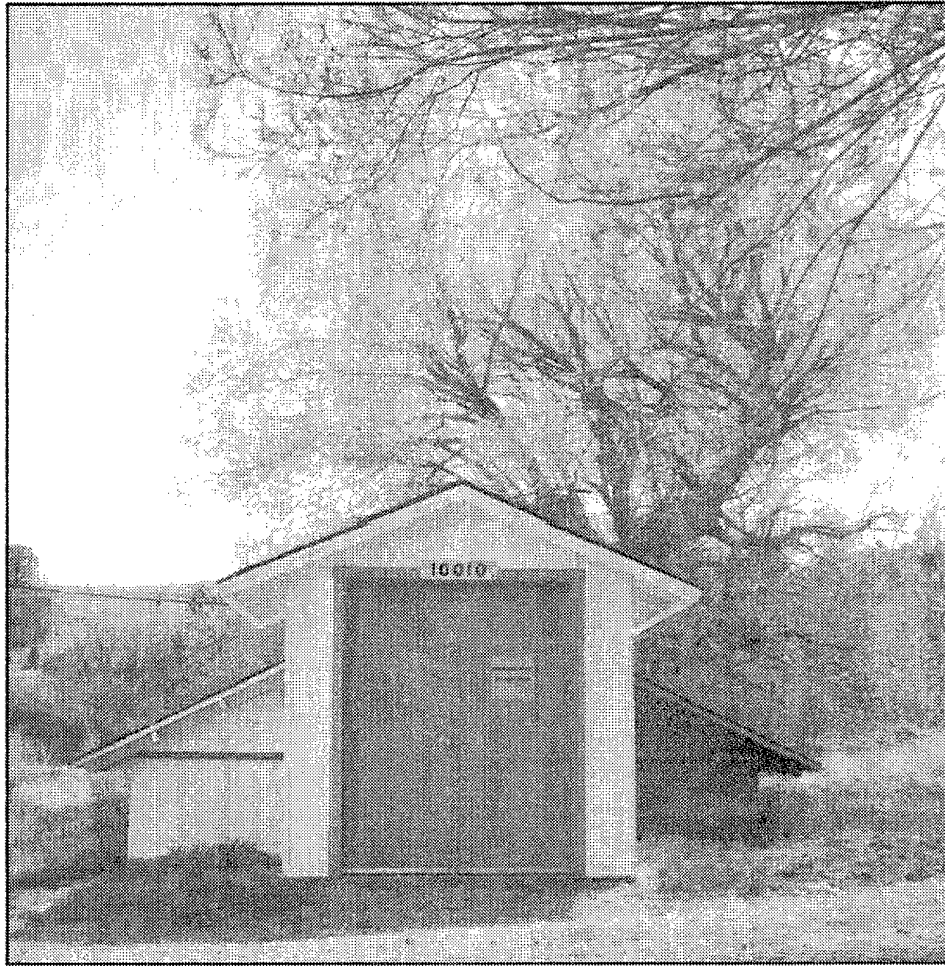


Figure III.61 5EP836. Building 10010, Pump House. View of north side (modern vestibule) of root cellar. Roll TCR-4, Exposure 2.

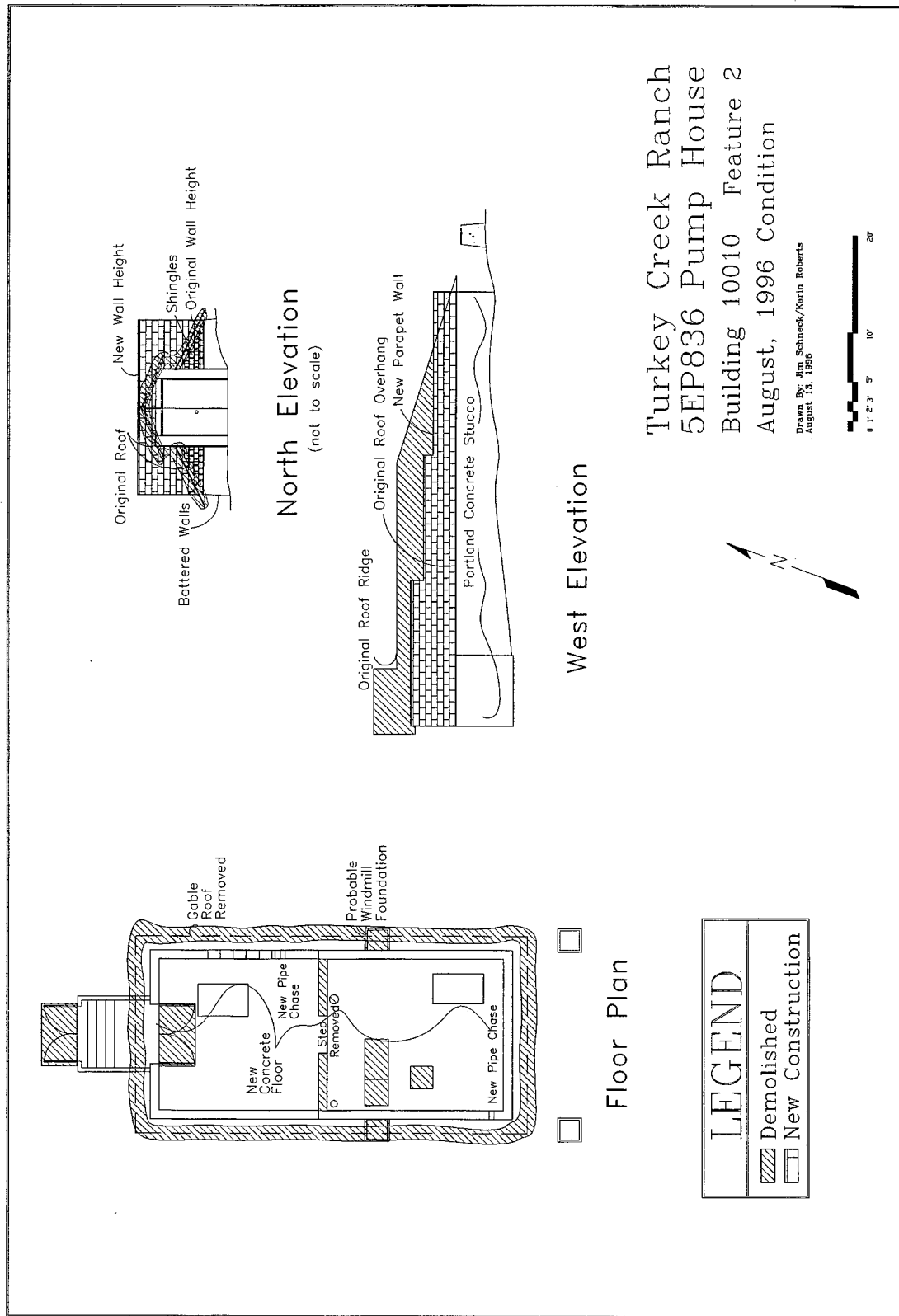


Figure III.62 5EP836. Building 10010, Pump House. August, 1996 Condition. AutoCAD drawing. Midwest Archeological Center.

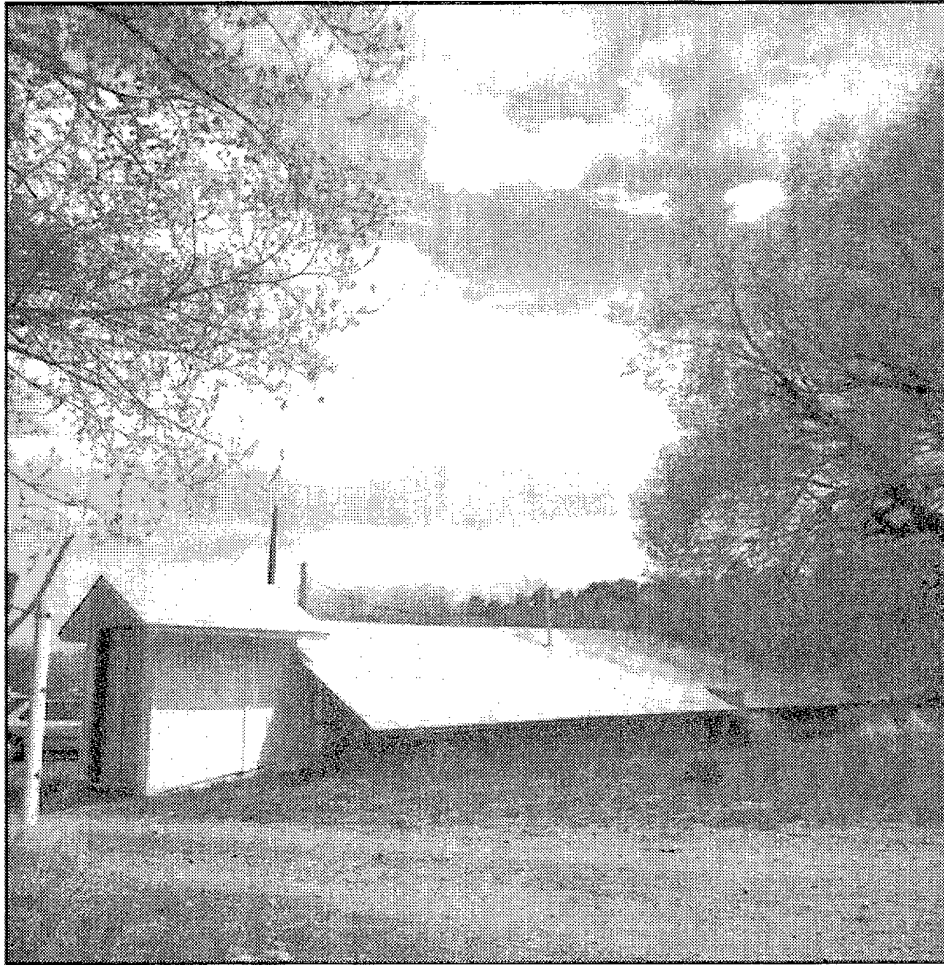


Figure III.63 5EP836. Building 10010, Pump House. 3/4 view of north and west sides of root cellar. Concrete pier protrudes through overhung eave. Roll TCR-4, Exposure 5.



Figure III.64 5EP836. Building 10010, Pump House. Detail view of northeast concrete pier of root cellar. Roll TCR-15, Exposure 9.

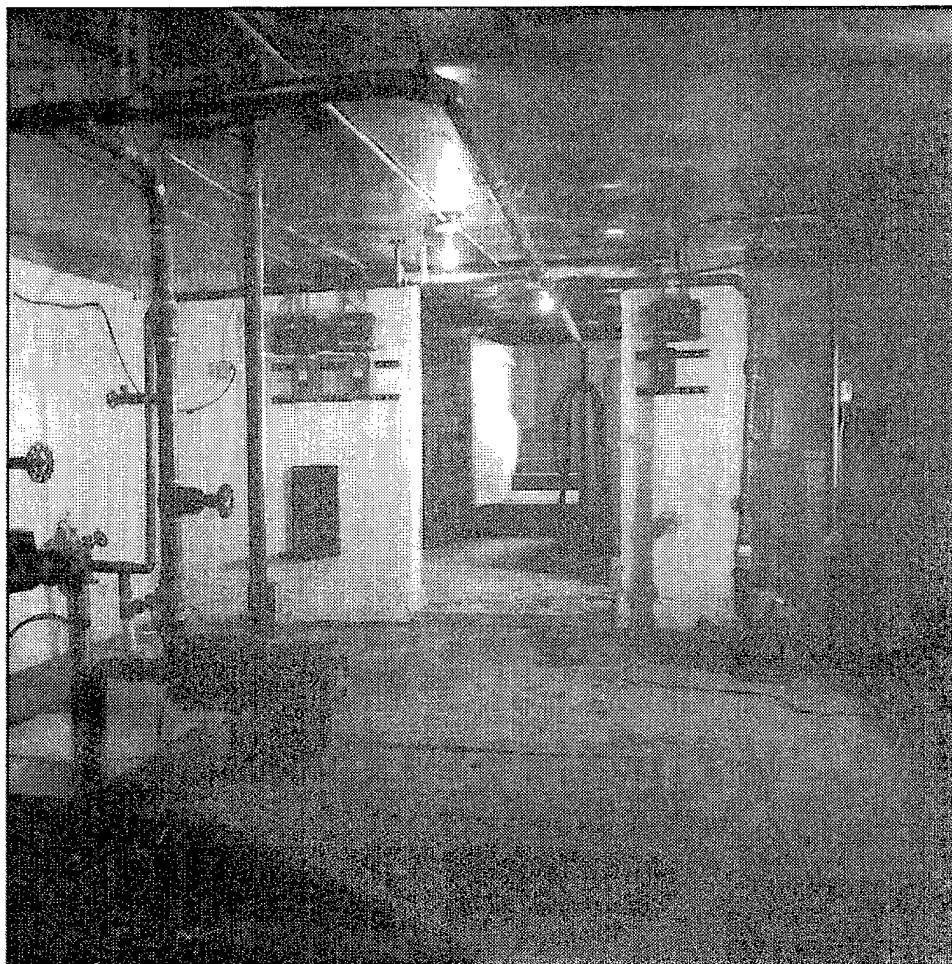


Figure III.65 5EP836. Building 10010, Pump House. Interior view from south room towards entrance of root cellar. Hatch access to subgrade reservoir in foreground. Roll TCR-25, Exposure2.

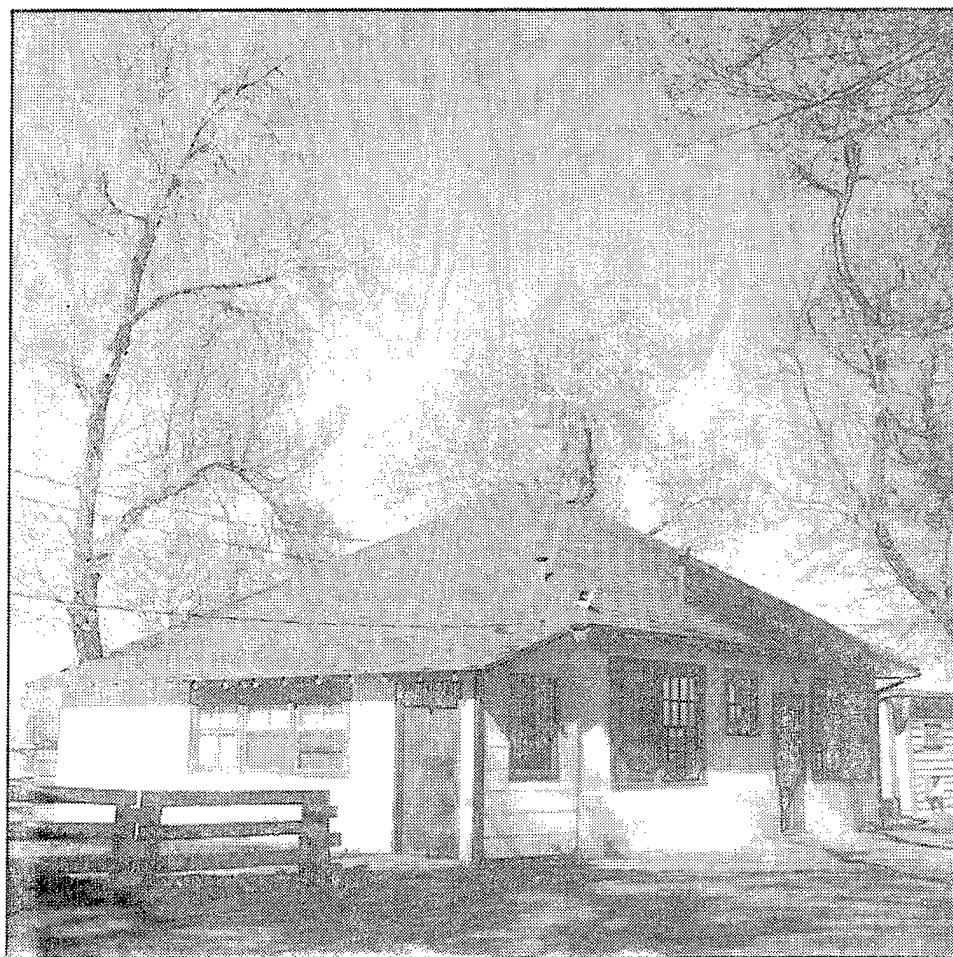


Figure III.66 5EP836. Building 10013, Color Guard Office. 3/4 view of south and west faces of color guard office. Roll TCR-8, Exposure 10.



Figure III.67 5EP836. Building 10013, Color Guard Office. 3/4 view of north and east faces of color guard office. Roll TCR-11, Exposure 9.

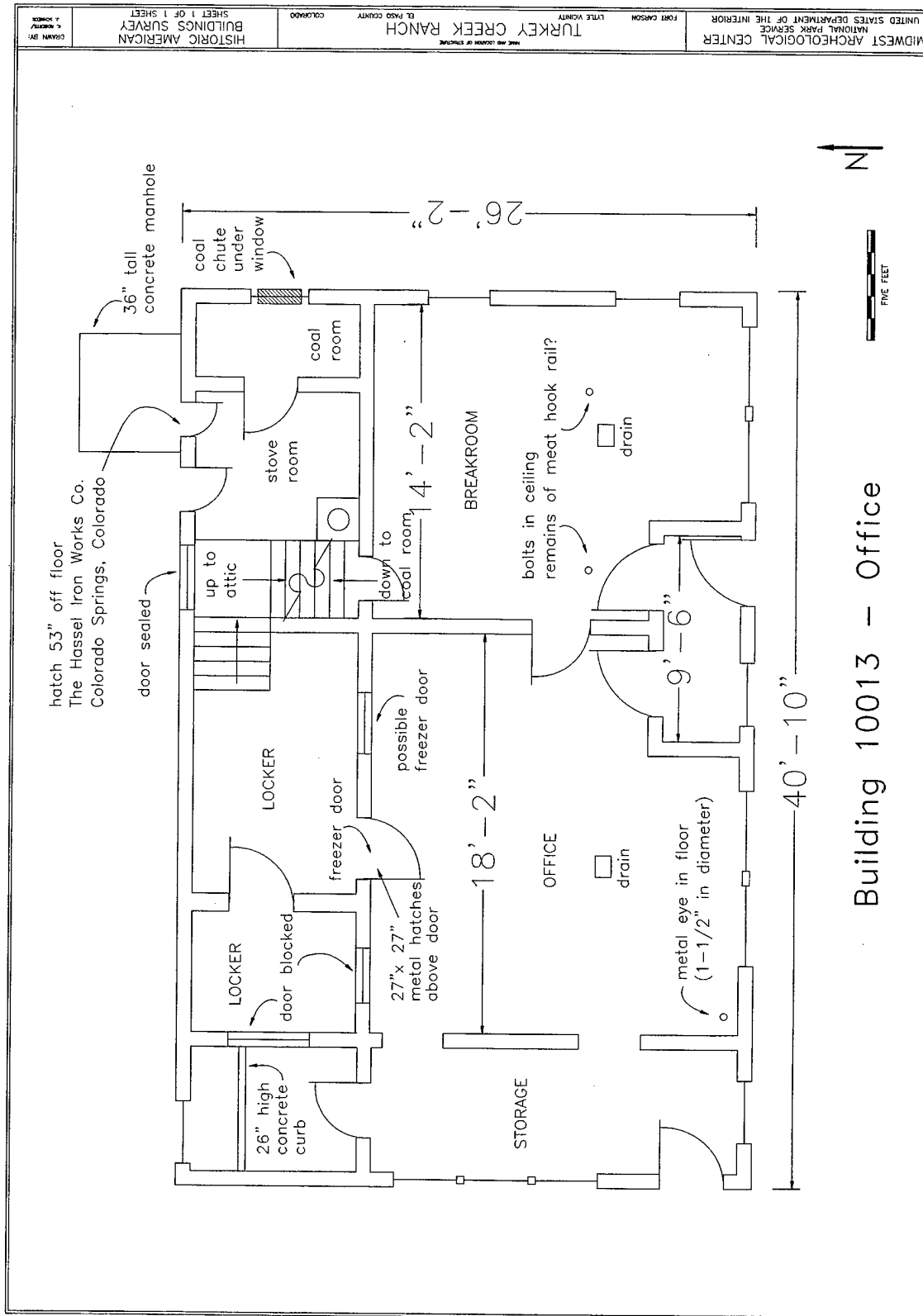


Figure III.68 5EP836. Building 10013, Color Guard Office. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

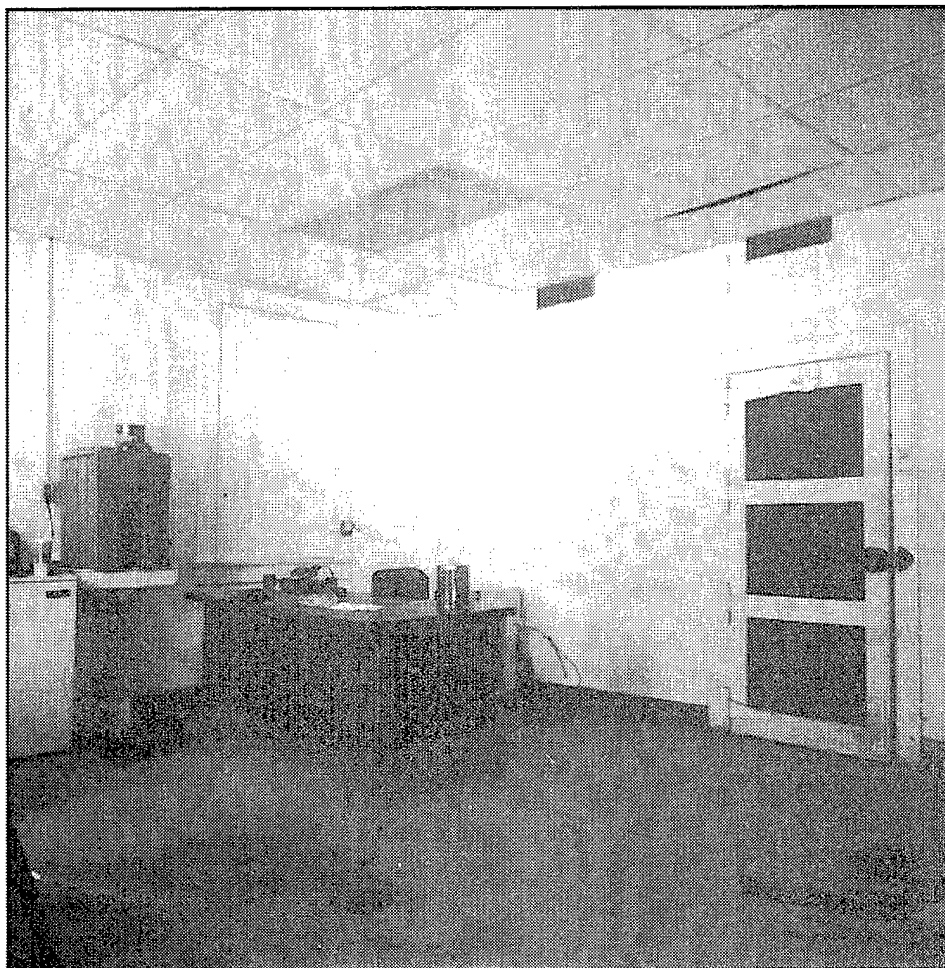


Figure III.69 5EP836. Building 10013, Color Guard Office. Interior view of southwest room of color guard office. Note walk-in refrigerator and sink on the wall. Roll TCR-25, Exposure 9.

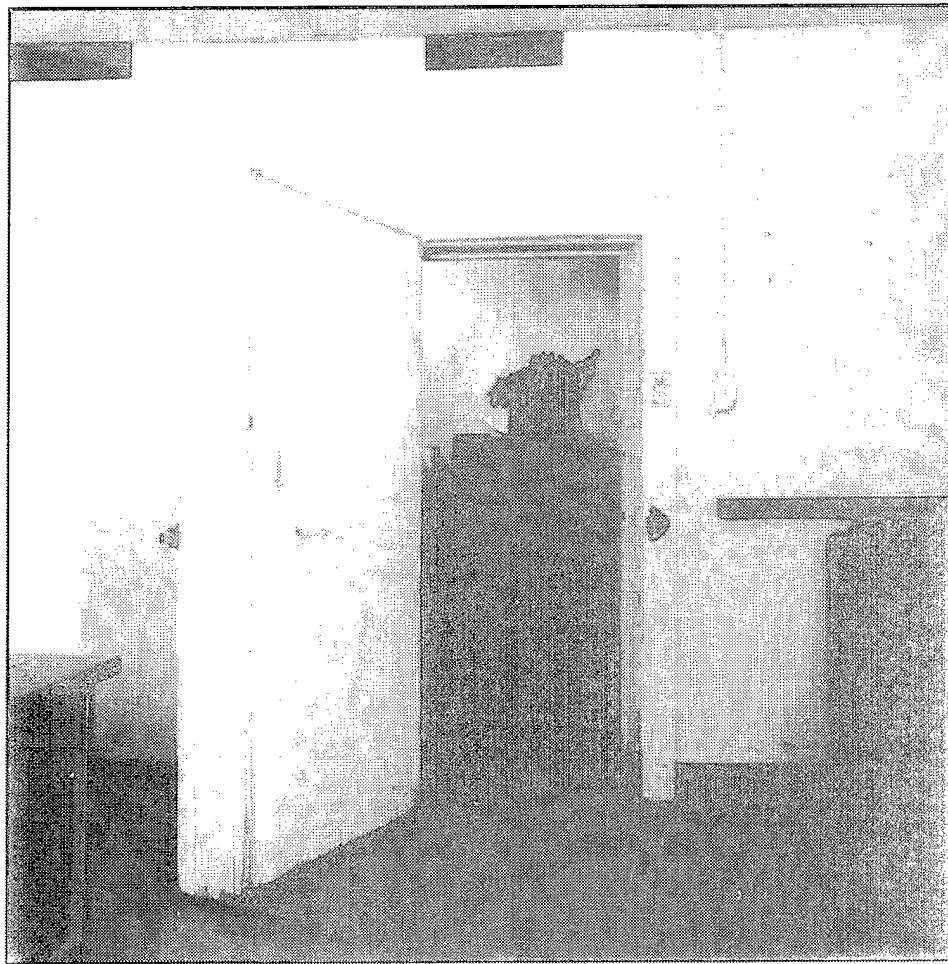


Figure III.70 SEP836. Building 10013, Color Guard Office. Detail view of walk-in refrigerator door in color guard office. Door shown open. Roll TCR-26, Exposure 6.

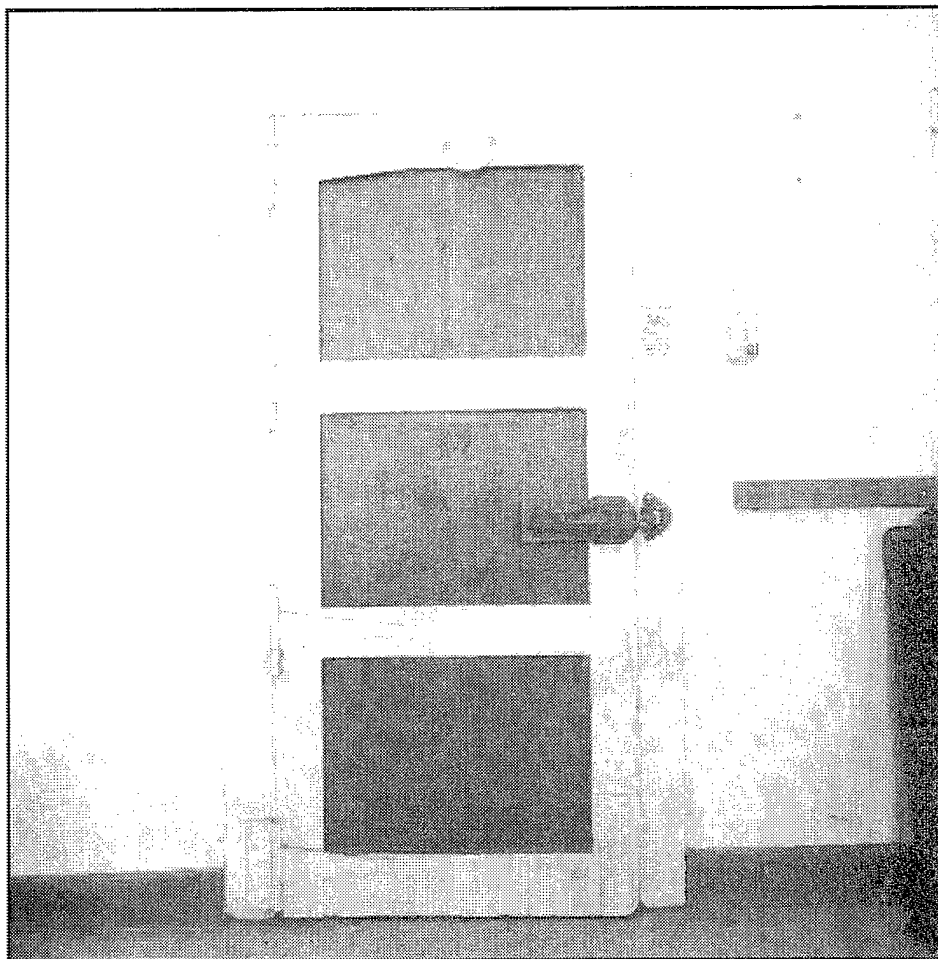


Figure III.71 5EP836. Building 10013, Color Guard Office. Detail view of walk-in refrigerator door in color guard office. Door shown from outside, closed. Roll TCR-26, Exposure 2.

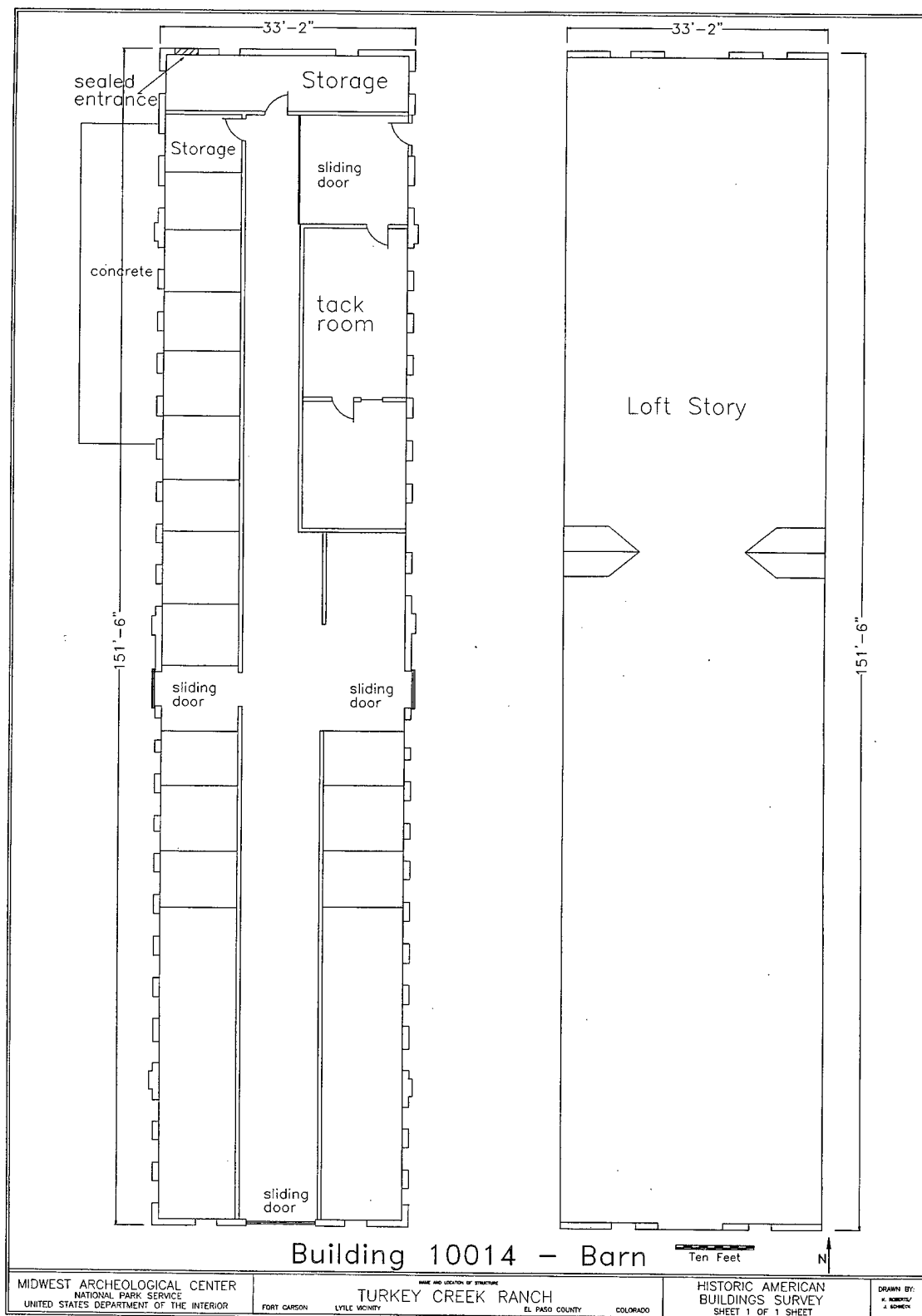


Figure III.72 5EP836. Building 10014, Color Guard Barn. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

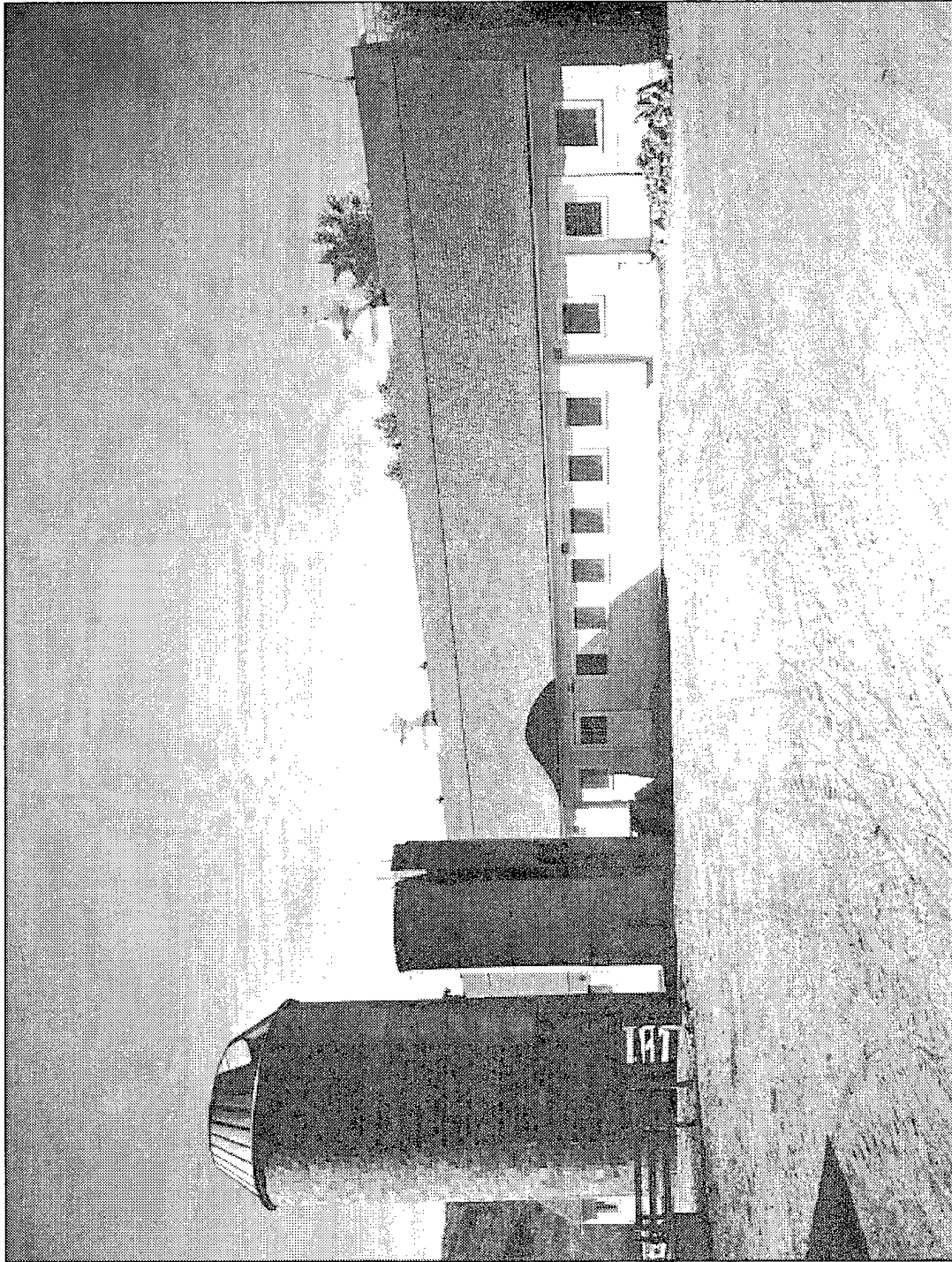


Figure III.73 5EP836. East face of Color Guard Barn 10014. Note ventilators on roof, former silos, and sealed door on north end of building. 1957 photograph by Stewarts Photographers, Colorado Springs, Colorado. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.

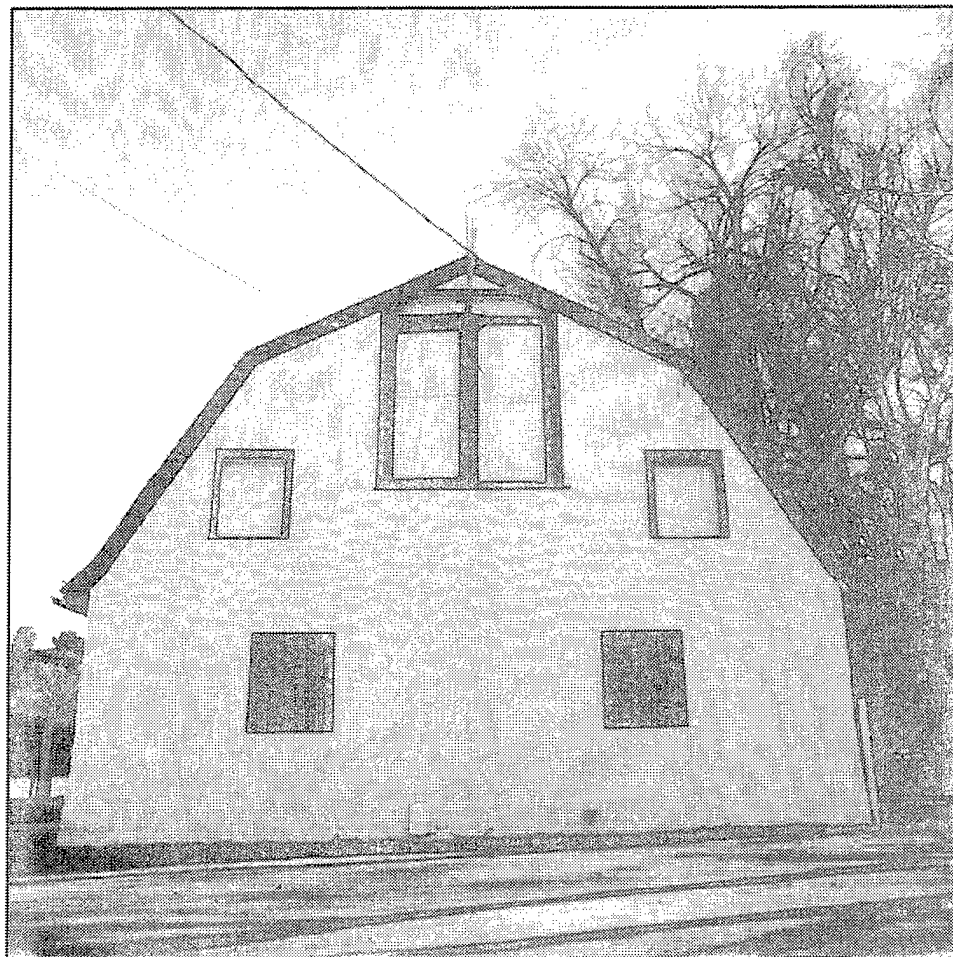


Figure III.74 5EP836. Building 10014, Color Guard Barn. View of north side of color guard barn. Note battered walls. Roll TCR-9, Exposure 11.



Figure III.75 5EP836. Building 10014, Color Guard Barn. 3/4 view of south and east sides of color guard barn. View from corral. Roll TCR-12, Exposure 4.



Figure III.76 5EP836. Building 10014, Color Guard Barn. View of west side of color guard barn. Roll TCR-9, Exposure 5.

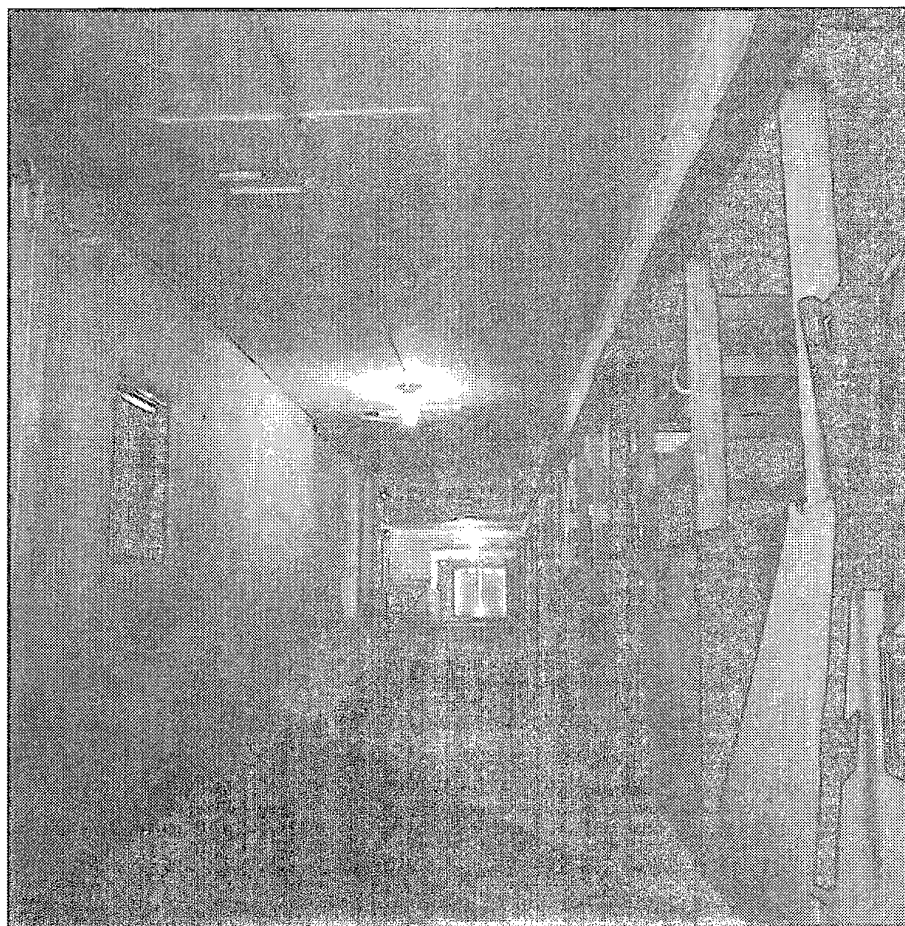


Figure III.77 5EP836. Building 10014, Color Guard Barn. Interior view of barn's main aisle, first floor, north half. Horse stalls to right in photograph. View to the south. Roll TCR-27, Exposure 3.



Figure III.78 5EP836. Building 10014, Color Guard Barn. Interior view of barn's main aisle, first floor, north half. Horse stalls to both sides of aisle. View to the north. Roll TCR-27, Exposure 1.

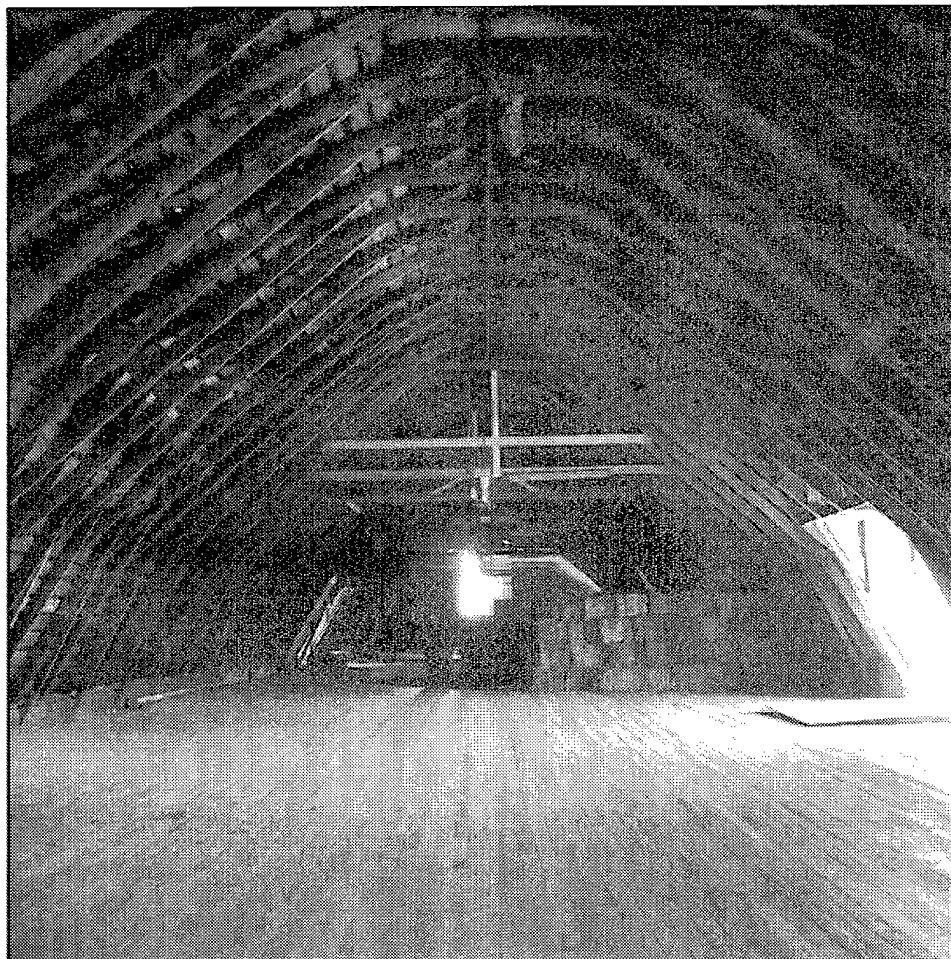


Figure III.79 5EP836. Building 10014, Color Guard Barn. Interior view of loft in color guard barn. View towards the north. Roll TCR-26, Exposure 9.

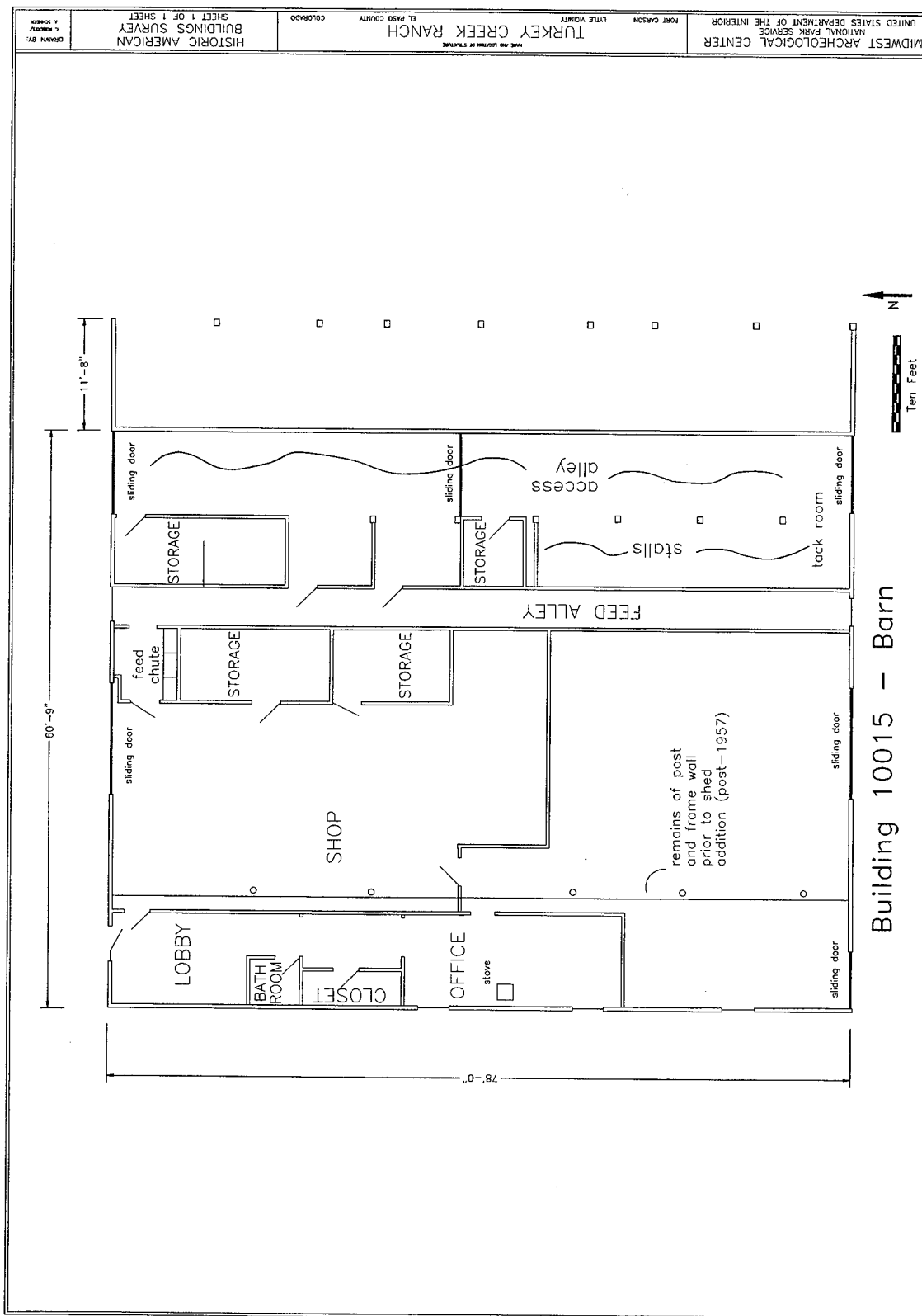


Figure III.80 5EP836. Building 10015, Dude String Barn. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

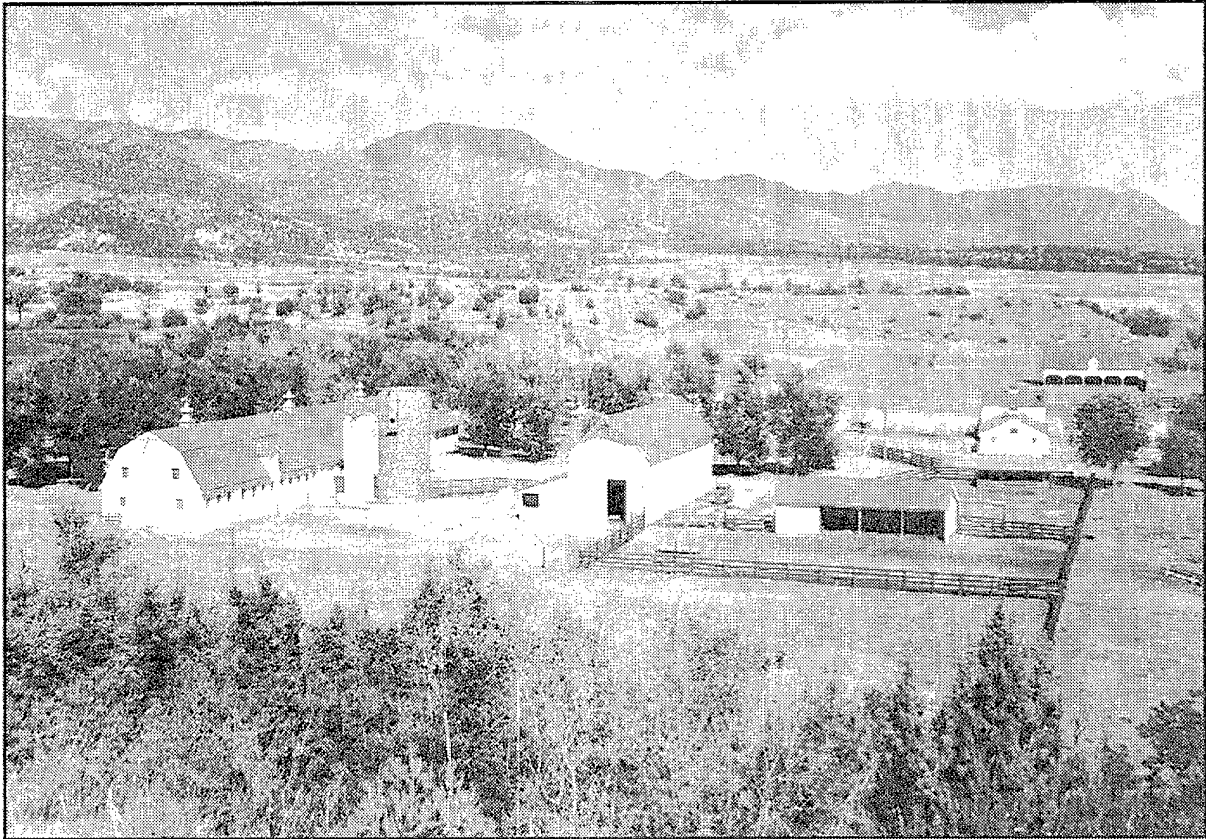


Figure III.81 5EP836. View in a northerly direction showing, from left, Color Guard Barn 10014, two silos, the north portion of Color Guard Office (Milkhouse) 10013, Dude String Barn 10015 (note lack of shed addition on the east), a former loafing shed, Riding Stable 10017, and a former hay barn. 1957 photograph by Stewarts Photographers, Colorado Springs, Colorado. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.

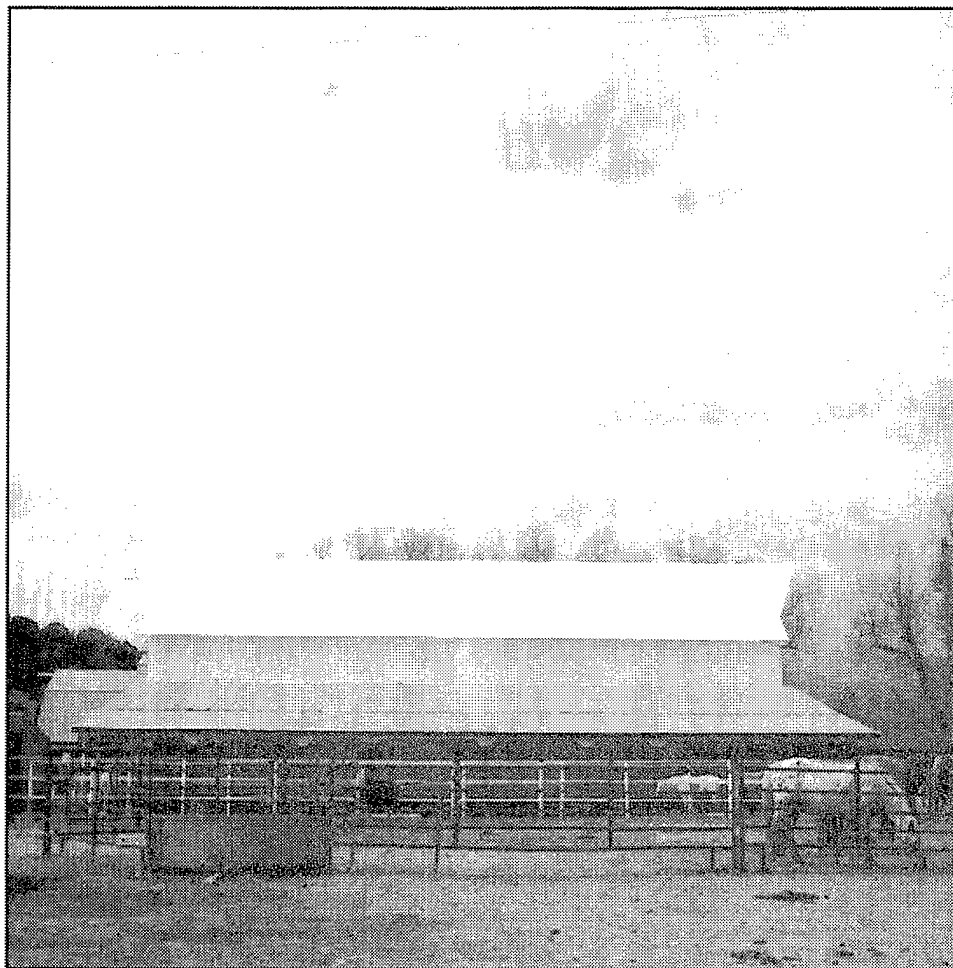


Figure III.82 5EP836. Building 10015, Dude String Barn. View of east face of dude string barn. Roll TCR-12, Exposure 9.

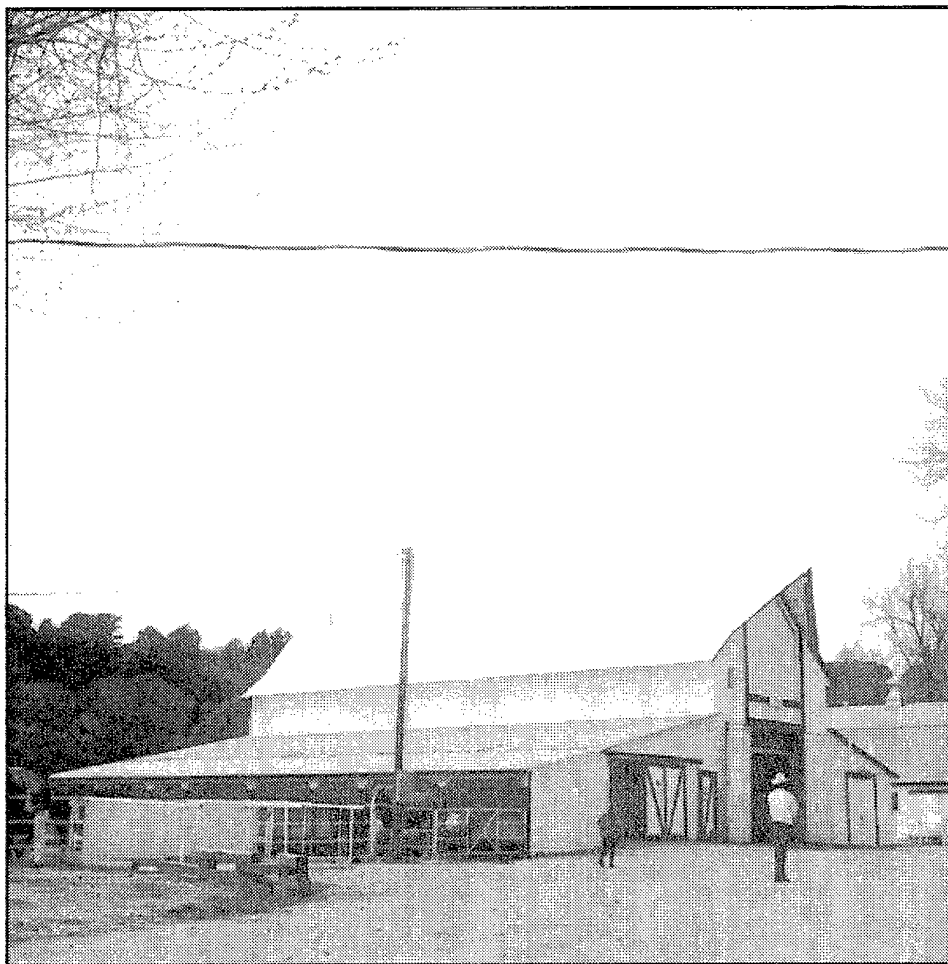


Figure III.83 5EP836. Building 10015, Dude String Barn. 3/4 view of north and east faces of dude string barn. Roll TCR-12, Exposure 10.



Figure III.84 SEP836. Building 10015, Dude String Barn. 3/4 view of south and west faces of dude string barn. Roll TCR-10, Exposure 7.



Figure III.85 5EP836. Building 10015, Dude String Barn. View of west face of dude string barn. Roll TCR-14, Exposure 8.

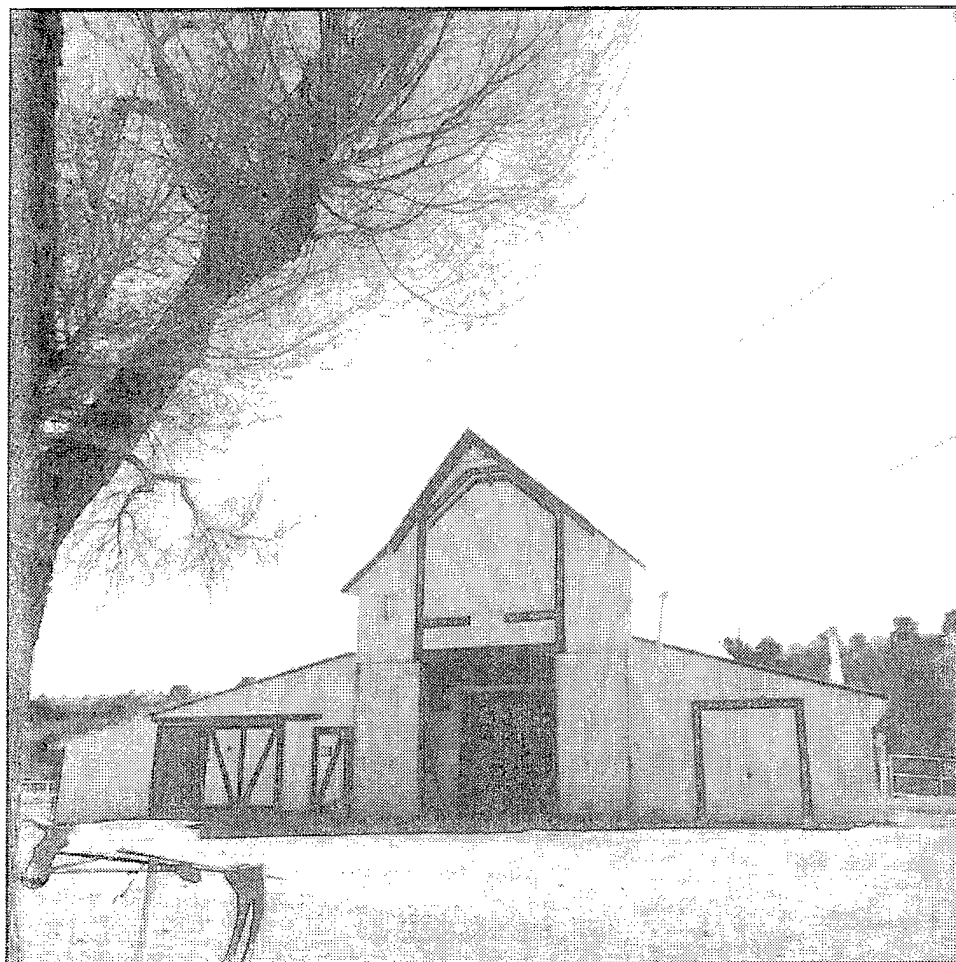


Figure III.86 5EP836. Building 10015, Dude String Barn. View of north face of dude string barn. Roll TCR-15, Exposure 6.



Figure III.87 5EP836. Building 10015, Dude String Barn. Interior view of dude string barn showing construction of interior rooms within existing shell. Viewed from south end, facing north. Roll TCR-27, Exposure 5.

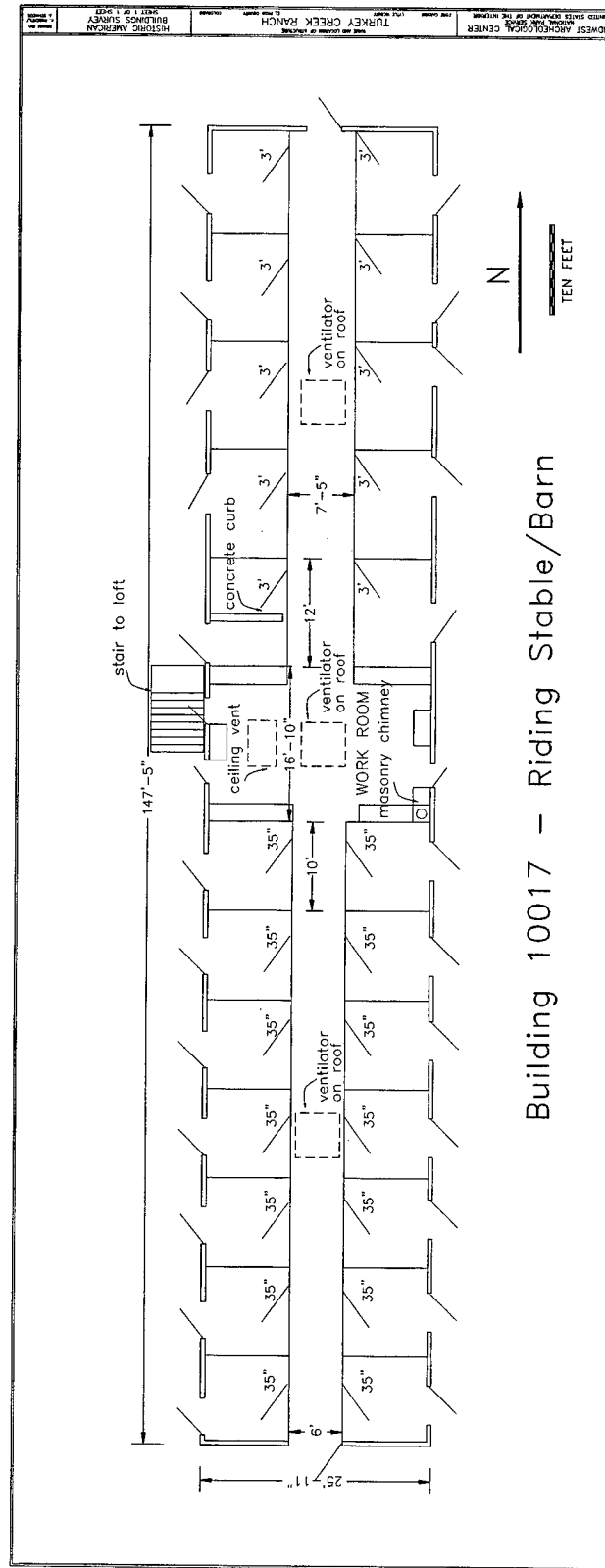


Figure III.88 5EP836. Building 10017, Barn/Riding Stable. AutoCAD drawing from field sketch, Midwest Archeological Center.

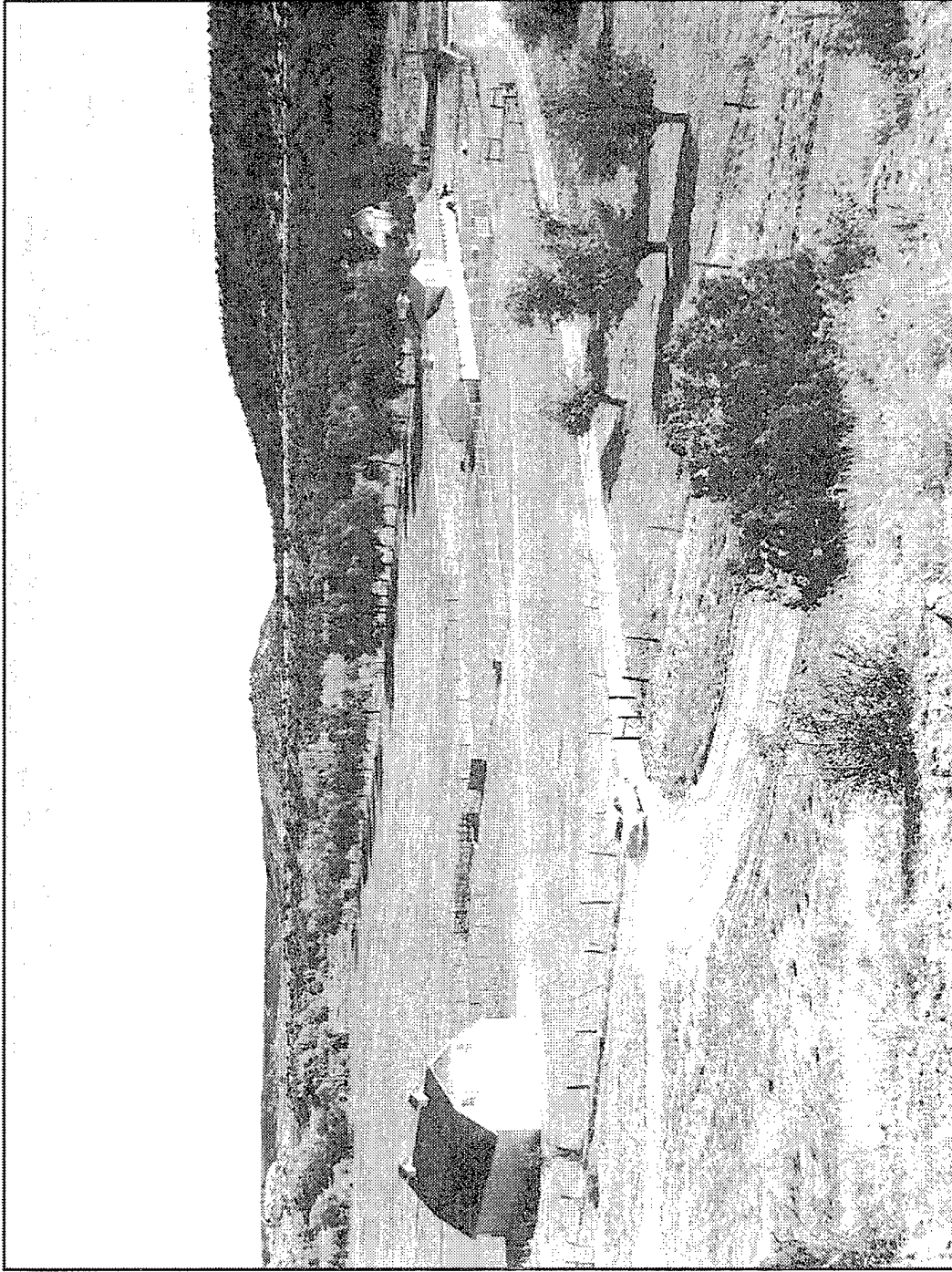


Figure III.89 5EP836. View to the southeast showing former barn at left and Riding Stable 10017 at right. Former entrance road and orchard in foreground. this 1957 photograph is copyrighted by, and used with the permission of, Stewarts Photographers, Colorado Springs, Colorado.

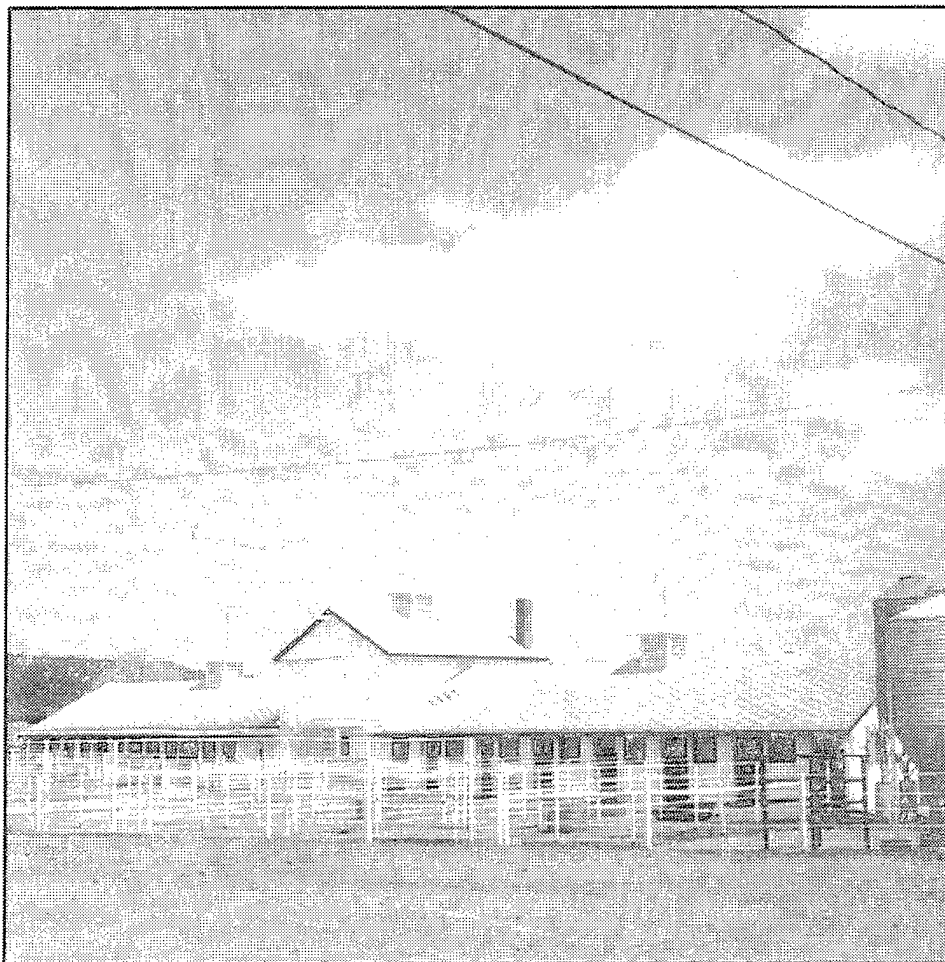


Figure III.90 5EP836. Building 10017, Barn/Riding Stable. 3/4 view of south and west sides of riding stable. Modern grain elevators to extreme right. Roll TCR-13, Exposure 12.

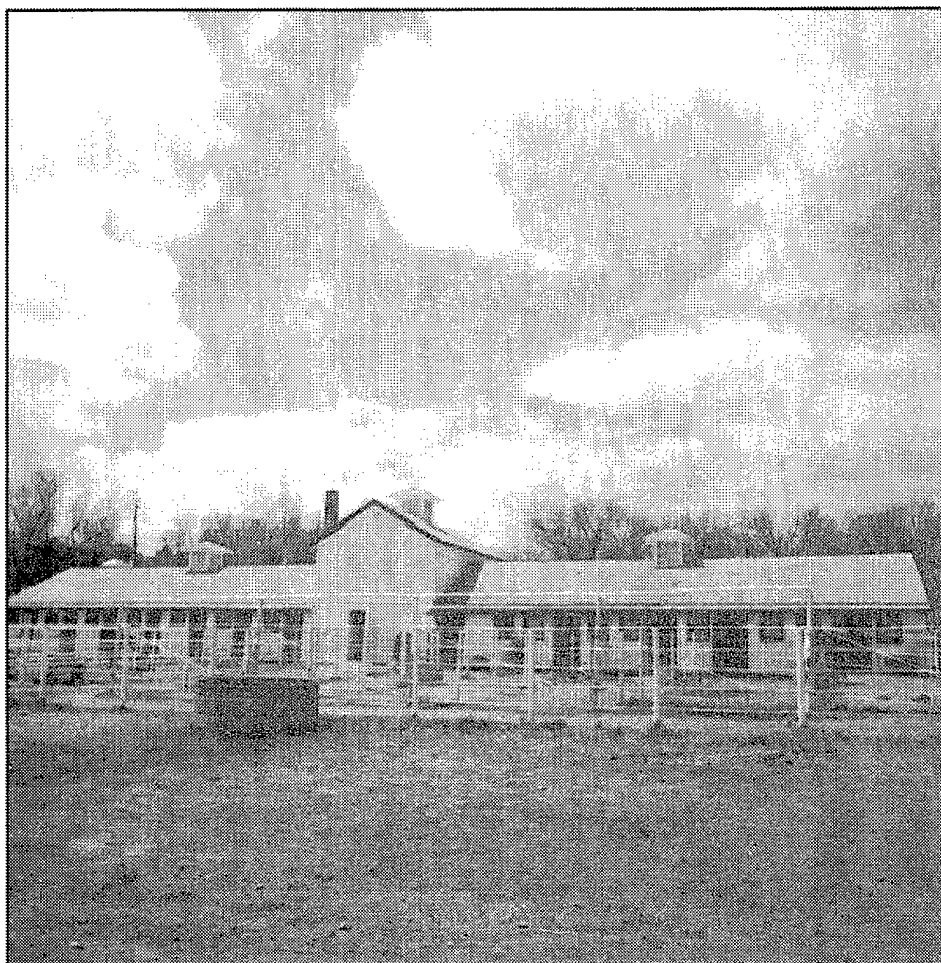


Figure III.91 5EP836. Building 10017, Barn/Riding Stable. View of east side of riding stable. Paddocks in foreground. Roll TCR-13, Exposure 6.

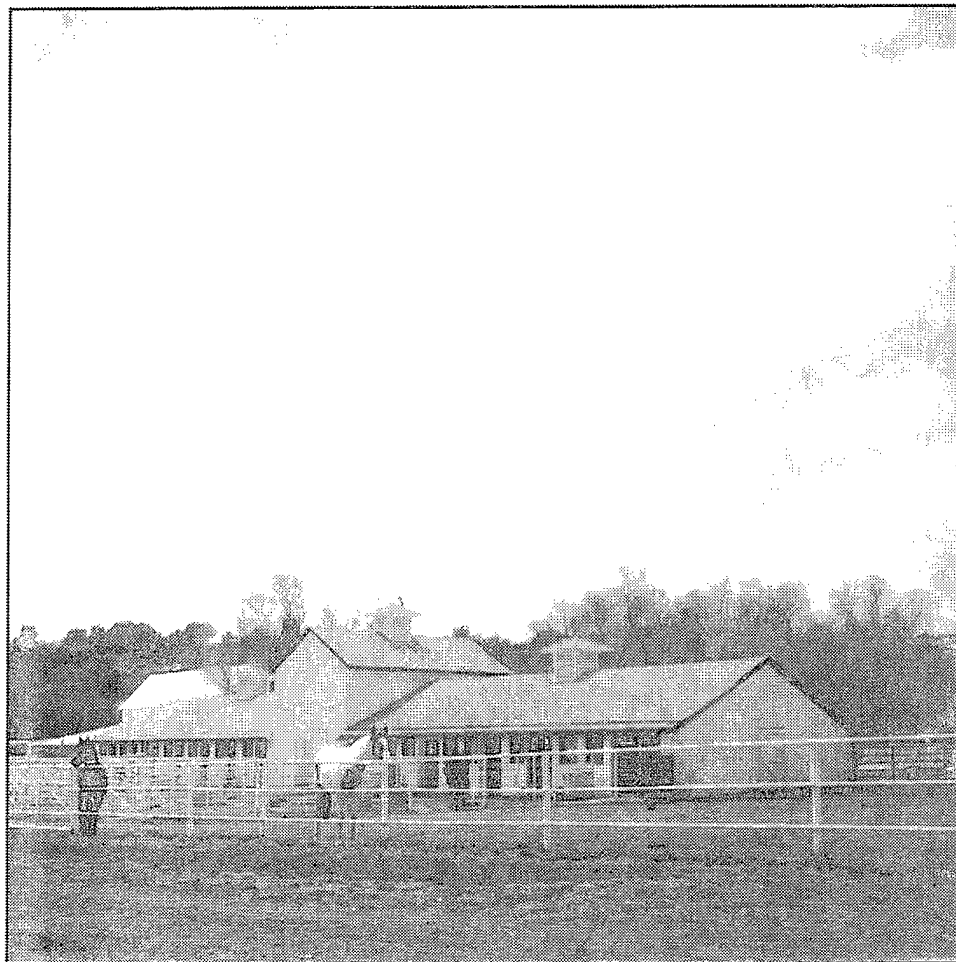


Figure III.92 5EP836. Building 10017, Barn/Riding Stable. 3/4 view of north and east faces of riding stable. Roll TCR-13, Exposure 9.

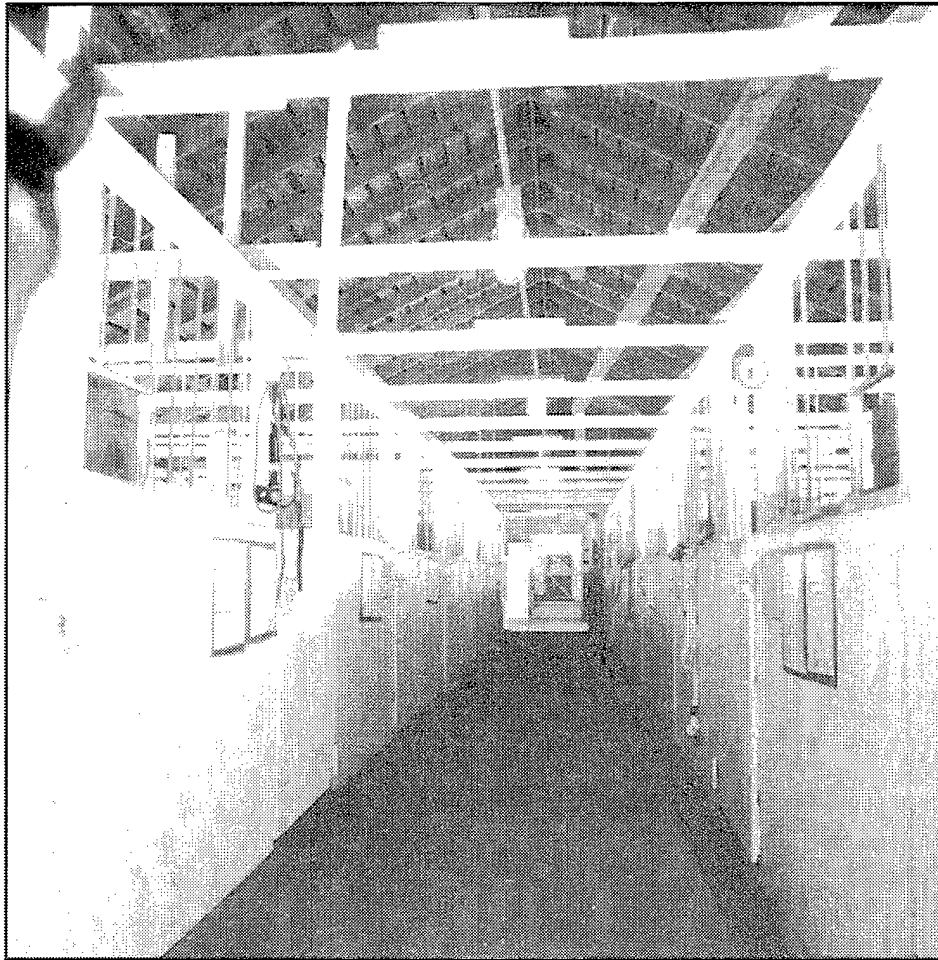


Figure III.93 5EP836. Building 10017, Barn/Riding Stable. Interior view of south wing of riding stable, facing north. Note open ceiling and wood stall walls. Roll TCR-27, Exposure 7.



Figure III.94 5EP836. Building 10017, Barn/Riding Stable. Interior view of north wing of riding stable, facing south. Note wood ceiling and railing stall walls. Roll TCR-27, Exposure 10.

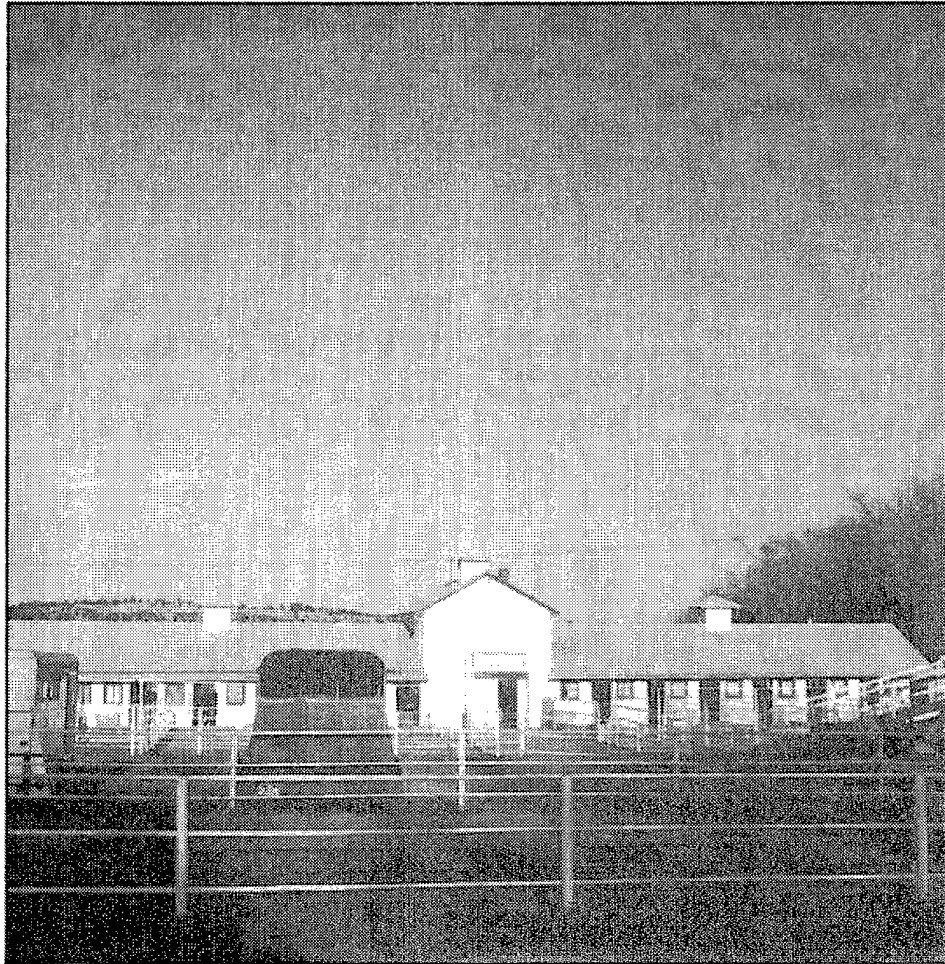


Figure III.95 5EP836. Building 10017, Barn/Riding Stable. West side of riding stable. Roll TCR-11, Exposure 2.

ARCHITECTURAL DESCRIPTIONS OF NON-CONTRIBUTING STRUCTURES

The following 13 structures are non-contributing elements to the Turkey Creek Ranch district. In general, they do not exhibit the same architectural style, durable construction, or innovative technologies present in the contributing structures. One non-contributing structure, the Fire Station 10012, dates to the Penrose-era yet has been significantly modified since construction. Plans for the garage and attached implement shed (present Fire Station 10012) are on file at the Local History Branch of the Penrose Public Library, Colorado Springs, Colorado.

Quarantine Shed (Feature 1)

Feature 1 is a wood frame, one-story, rectangular shed measuring 21'-10" x 10'-8" (210 square feet) (Figure IV.1). A lawn and tree and shrub plantings are to the east of the structure, and it is bounded on the north, east, and west by horse pastures. The structure is located within the first pasture south of Main House 10000.

This building is a small two-stall loafing shed with 20-foot-long paddocks (Figure IV.2). The plywood roof is supported by 2"-x-4" rafters and 2"-x-6" posts. These are held by stamped-metal post hangers.

The shed is divided into halves, each with a small paddock. The halves are divided by an 8-foot-tall plywood fence. The other paddock fences consist of 3 rail metal pipes. Each paddock has a four-foot-wide gate constructed of pipe with expanded metal mesh. The gates have scroll and horseshoe iron work details.

The structure has a low-pitched shed roof with asphalt tab shingles (Figure IV.3). This is supported by dimension lumber. The walls are wood frame with horizontal wood 5" simple drop lap siding and 1"-x-4" vertical corner molding. The interior walls are covered with ½" plywood. The foundation is a poured concrete slab. The building does not have doors and is open to the southeast.

This structure has functioned as a horse quarantine shed since its construction about 1980. It was built by the US Army Directorate of Personnel & Community Activities. No modifications are known to have been made to the horse quarantine shed.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Utility Building (Feature 7)

Feature 7 is a Tudor-style, wood frame structure measuring 20' x 10' (200 square feet) (Figure IV.4). The one-story building has a rectangular footprint. Turkey Creek is approximately 20 feet south of this building, which sits at the edge of a gravel parking lot. This building is associated with the fire station, which lies east of this structure. A garbage dumpster and propane tanks lie to the west.

This building is a simple wood frame structure with plywood walls and a shed roof (Figure IV.5). It has a single unfinished interior room used to store gardening and fire station equipment. Two large security lights hang from the north side.

The building has a low pitched shed roof covered with asphalt shingles (Figure IV.6). Boxed overhangs extend for approximately 6". Feature 7 has walls of plywood and the joints are covered with 1"-x-4" wood battens. The foundation is a poured concrete slab. The structure has one set of swinging hollow core doors centered on the north side.

Feature 7, built around 1980, has always been used as a storage shed. It was designed and built by the U.S. Army. No modifications to the structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Play Structure (Feature 9)

Feature 9 is an Old West/Frontier style wood frame playhouse (Figure IV.7). The one-story L-shaped structure measures 20'-4" x 45'-5" (900 square feet). The building is within an enclosed play area. A play stockade is to the south and a playground to the east. The playground stockade is constructed of vertical fence post logs.

This shed-roofed structure with a false front is basically rectangular (Figure IV.8). Mock windows painted on the upper level of the east side add to the impression of "main street." Simple play furniture is present inside the building. The building's three-room linear plan incorporates a "Bank," "Hotel," and "Jail."

The shed roof consists of asphalt rolled shingles over 1"-x-6" sheathing. The frame walls are covered with plain horizontal planks (Figure IV.9). The east (front) facade has false fronts and some painted windows that simulate a wild west main street. The foundation is composed of concrete blocks to grade.

The windows have no muntins or glass. They are openings cut in the wall and framed with dimensional lumber. There are three doorways on the east, none with doors. Each opens to a separate "store" on the "main street." There are no communicating doors between "stores." A plank porch runs the length of the building. There are wood eaves over the "Hotel" and "Jail."

Feature 9, constructed between 1959 and 1966, has probably always functioned as a play structure. The architect and builder of Feature 9 are unknown. No modifications to the structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Concession Stand (Feature 14)

Feature 14, the concession stand, is a one-story, wood frame structure with a rectangular building plan. The building measures 20'-5" x 10'-2" (200 square feet) (Figure IV.10). The ranch's north pasture fence has been cut to accommodate the building. A horse shelter lies to the north and an arena to the immediate northeast.

This is a rectangular building with frame walls, a shed roof with asphalt roll shingling, and a wood skid foundation (Figure IV.11). Walls are composed of wooden sheet siding. The interior is unfinished, with random width plank floors and exposed wall studs and ceiling rafters.

This structure has a shed roof covered with asphalt roll material and plywood sheathing. The roof overhangs 1'-0" on the eave sides. The walls have vertical wooden T-111 plywood siding and 1"-x-4" corner molding (Figure IV.12). The building is set on wood skids.

This building has two double-hung rectangular windows on the west and east sides, and one each on the north and south sides. All are boarded shut except one on the west side. There are concession sills on the west side windows. There is one hollow-core, wood frame door on the west side.

Although apparently originally used as a concession stand, Feature 14 is presently used for hay storage. It was constructed prior to 1966, based on the Fort Carson building records. The architect and the builder are unknown. The building has been moved since the 1987 survey by the Colorado Historical Society. Its portability suggests it may have moved several times during its lifetime.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Storage Building (Feature 15)

The present structure labeled Feature 15 is not the same structure that was labeled Feature 15 by Schweigert in 1987. It appears that the former Feature 15 was demolished sometime between 1987 and 1996 and a new structure erected in its place.

The former Feature 15, a storage building, was a shed-roofed wood frame structure with a poured concrete slab floor. The roof was covered with asphalt sheet material and had plywood walls with wooden battens. Eight-foot wing walls extended to the east of the building. This building was thought to have been constructed sometime after 1975.

The current Feature 15 is a mobile storage shed set on a wooden pallet foundation (Figure IV.13). This rectangular, one-story structure measuring 16' x 8' (128 square feet) is located to the northeast of Dude String Barn 10015 and west of Feature L, a large concrete slab.

The walls are plywood with wood battens at the corners and on the north side of the structure (Figure IV.14). Feature 15 has one swinging door on the north side. A wooden pallet serves as a short ramp to the door. The gabled roof is covered with asphalt shingles. This structure was most likely erected after the former Feature 15 was demolished. No modifications to this structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Gazebo (Feature G)

Feature G is a one-story, octagonal gazebo picnic shelter set on wood posts (Figure IV.15). This building, set approximately 40 feet northwest of the log Ranch Office (10002), measures 25'-10" in diameter (523 square feet).

This is an eight-sided picnic shelter constructed of treated dimension lumber (Figure IV.16). The roof sheathing is exposed and the roof is supported by 8" wood posts set in the concrete floor. All wood is joined by galvanized or painted metal connectors and bolts. The roof peak has a small wood cupola.

Feature G has an octagonal pyramidal roof with 3-tab asphalt shingles over 1"-x-5" sheathing (Figure IV.17). The roof is slightly overhung, and its joists are covered by a 4" fascia. The sides are open except for four sections of the octagon, which have wood railings constructed of built-up wood glue laminated rails and treated 1"-x-1" wood rails. The foundation consists of a concrete slab on grade.

The gazebo is currently used as a picnic shelter, the purpose for which it was constructed. It was constructed by the U.S. Army Office of Recreation in the 1990s. No modifications to the structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

North Loafing Shed (Feature I)

The North Loafing Shed is supported by wood post and beam system and measures 48'-11" x 11'-7" (528 square feet) (Figure IV.18). This one-story rectangular building is located at the north end of the Riding Stable 10017 pasture, immediately south of the Strobel Irrigation Ditch. This loafing shed is at or near the location of a former barn visible in Figure III.81. The barn was present from about the late 1930s until the early 1970s when it was probably demolished or destroyed by fire.

Feature I is a three-walled five-bay building with a shed roof and plywood sheathing. The south side is open (Figure IV.19). The building is divided into two paddocks by a fence. Walls on the east and west sides are only half-high (Figure IV.20). The shed is constructed of treated 6"-x-6" posts and joists hung with modern metal SIMPSON strong tie hangers.

The structure exhibits a low-pitched shed roof with plywood sheathing and rolled asphalt roofing. The sheathing is supported by 2"-x-6" joists. The walls are constructed of plywood on 2"-x-6" joists. The foundation consists of wood posts set directly in the earth.

Apparently, this structure has always been used as a loafing shed. It was designed and constructed by the U.S. Army Office of Recreation in the 1980s. No modifications to the structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Central Loafing Shed (Feature J)

This rectangular wood frame shed measures 49'-11" x 11'-6" (539 square feet) (Figure IV.21). The one-story structure sits at the west edge of a horse pasture. Feature J is associated with a pasture on the east side of the stable. Two corrals, one circular and one oval, sit 40 feet to the east of the shed. Both are constructed of recycled railroad ties and security fence.

This three-walled structure has a shed roof that overhangs by two feet in front (east) and one foot in the back (west) (Figure IV.22). The open side of the shed is on the low side of the roof. Four posts are set into the ground on the open side. The shed has five bays, and is constructed of rough-sawn and finished posts and beams and built-up dimension lumber (Figure IV.23). Rafters are notched into rafter sills and no hangers were used. The west wall has an iron hitching rail along its entire length.

The structure has a low-pitched shed roof with plywood sheathing and interlocking asphalt shingles. The walls consist of plywood set on 2"-x-6" rafters and the foundation consists of posts set in the ground.

Feature J was designed and constructed as a loafing shed by the U.S. Army Office of Outdoor Recreation in the 1980s. The Army continues to use the structure for this purpose. No modifications to the structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

South Loafing Shed (Feature K)

Feature K is a one-story rectangular shed measures 50'-3" x 11'-10" (550 square feet) (Figure IV.24). Feature K is a wood frame shed and lies south of the east wing of Dude String Barn 10015. The shed is associated with 10015 and is used as a small paddock space.

Feature K is a three-walled five-bay loafing shed with a shed roof and a short overhang on the open east side. Interior walls screen off one paddock as an isolated stall. Also, an east facing wall on the north paddock creates another small stall. The shed is unfinished on the interior.

The roof is a basic shed roof with a short overhang on the building's open east side. The overhang is supported by dimension wood boards. Sawn board sheathing supports a double layer of asphalt shingles on the roof. The structure has horizontal simple drop siding on the south and

west sides and vertical board and batten siding on the north side (Figure IV.25). Two dividing walls in the structure attach to iron fences, forming small paddocks. The north paddock has a 10 foot plywood screen/wall facing east. Feature K has no foundation and its frame walls site on grade.

Since built by the U.S. Army Office of Outdoor Recreation in the 1980s, Feature K has been used as paddocks and a loafing shed. There appears to have been some modification to the shed's north side, where siding has been replaced with board and batten siding.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Rectangular Picnic Shelter (Feature Q)

Feature Q sits in the picnic area approximately 200 feet northwest of the Color Guard Office 10013 and measures 28'-2" x 43'-8" (1204 square feet) (Figure IV.26). There is a 3'-8" x 4'-4" stone barbecue pit on a concrete foundation about ten feet northwest of the northwest corner of the shelter (Figure IV.27).

This five-bay open rectangular picnic shelter is constructed of treated dimension lumber and glue laminated beams. The roof sheathing is exposed and the roof is supported by 5"-x-8" wood posts set in the concrete floor. The underside of the roof beams bend in a shallow arc. All wood is joined by painted metal connectors.

The structure's low pitch gable roof is constructed of 1"-x-6" T and G sheathing and covered with 3-tab asphalt shingles. There are no walls, as the structure is open to all sides. The foundation is a poured concrete slab on grade.

Feature Q was constructed by the U.S. Army Department of Outdoor Recreation as a picnic shelter in 1992. No modifications to the structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Latrine (Building 10006/ Feature 12)

This one-story latrine measures 20'-1" x 10'-0" (200 square feet) and sits east of the Three-Stall Garage 10001. It is identical to building 10018. A concrete sidewalk runs the length of the building's north side (Figure IV.28).

This symmetrical rectangular structure has frame walls with horizontal siding, and entrances on the east and west ends (Figure IV.29). The latrine has men's and women's restrooms. Both contain two stalls and a sink. The men's side also has a urinal trough. Each bathroom has electric lighting, running water, and a wall mounted electric heater.

The roof is supported by dimension lumber rafters. Asphalt 3-tab shingles cover the low-pitched shed roof. The walls are wood frame with horizontal lap siding and sit on a poured concrete foundation with a slab-on-grade floor (Figure IV.30).

Building 10006 has two small vent stacks protruding from the roof. There are two single-light hopper windows with privacy glass, screens, and wood casings on the front (north) side. This building has two hinged, in-swinging, hollow-core doors, with wood frames and molded wood casings. Each door has a wood frame privacy screen approached from a short concrete walk. These screens are constructed of the same siding found on the latrine walls.

Building 10006 was designed and constructed as a lavatory by the U.S. Army Office of Outdoor Recreation in 1973. No modifications to the structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

Fire Station/Former Garage (Building 10012/ Feature 8)

Building 10012 was originally built as a garage for Spencer Penrose (Figure IV.31). It has been significantly altered since that time. The wood frame Spanish Revival style structure measures 45' x 45' (2025 square feet) (Figure IV.32). The square building is one and one-half stories (split-level).

Currently used as a fire station, this building was originally used as a combination garage, chauffeur's quarters, battery room, and shop. Apparently it was later used by Penrose as a goat barn. This structure was designed by MacLaren and Thomas Architects of Colorado Springs, Colorado. Based on Penrose correspondence, this building was probably constructed between 1913 and 1916.

Building 10012 is surrounded by a bluegrass lawn and a contemporary split rail fence. Feature 7, Utility Storage Building, sits approximately 100 feet west of the fire station. A gravel parking lot to the west provides parking for firemen. A hydrant sits at a split in the service road approximately 25 feet northwest of the fire station. This generally square building has approximately 9" walls, covered with wood lath or wire mesh, and concrete stucco inside and out. The large two- or three-stall garage is flanked on the east by a single-story room, and on the south by a split-level section. A large hip roof covers the entire building. A wall gable on the east has been closed. The closed gable once led to an attached implement shed (Figure IV.33).

The fire station has an overhung hipped roof covered with asphalt shingles.. The structure's exterior walls are stucco over wood framing. The stucco has recently been covered with vinyl siding. There is a poured concrete slab beneath the single-story garage. A full basement under the split-level portion of the building has thick concrete foundation walls. One square stuccoed chimney stands on the west side and is supported by round metal brackets. There is one stovepipe on the north side.

There are four original wood frame double-hung windows on the west. These have 3-over-4 lights. All other windows in the building have been replaced. The original windows have simple 1" x 4" casings. There are two garage doors and one pedestrian door on the north (Figure

IV.34). The pedestrian door is wood with a single-light window. The modern garage doors are overhead, constructed of aluminum. The south entrance has a metal screen door and a three-panel, one-over-two light, glazed wood door. This is not an original door. A concrete stoop at the south entrance has been covered with a vestibule. There is a similar concrete stoop in front of the north pedestrian door.

Numerous additional modifications have been made to this structure. There are two new windows on the south elevation not shown on the original plans. One existing window has been converted to an entrance. Later, a vestibule was installed over this entrance. The entire interior has been remodeled and no original surfaces remain. A partition wall in the former open garage space now divides this area. The exterior has been re-roofed and sided with vinyl siding. The original open eaves have been boxed. In addition to the new south entrance vestibule, both garage doors are recent additions (Figure IV.35). An implement shed on the east, constructed shortly after the building itself, has been removed.

This building, though dating from the Ranch's period of significance, has lost integrity of design, materials and appearance. This building is a non-contributing element within the district.

Latrine (Building 10018/ Feature 5)

This one-story latrine measures 20'-1" x 10'-0" (200 square feet) and sits adjacent to the intersection of the main entrance and the ranch complex's main service road. It is identical to Building 10006. A concrete sidewalk runs the length of the building's south side (Figure IV.36).

This symmetrical rectangular structure has frame walls with horizontal siding, and entrances on the east and west ends (Figure IV.37). The latrine has men's and women's restrooms. Both contain two stalls and a sink. The men's side also has a urinal trough. Each bathroom has electric lighting, running water and a wall mounted electric heater.

The roof is supported by dimension lumber rafters and asphalt 3-tab shingles cover the low-pitched shed roof. The walls are wood frame with horizontal lap siding and sit on a poured concrete foundation with a slab-on-grade floor (Figure IV.38).

Building 10018 has two small vent stacks protruding from the roof. There are two single-light hopper windows with privacy glass, screens, and wood casings on the front (south) side. This building has two hinged, inswinging, hollow core doors, with wood frames and molded wood casings. Each door has a wood frame privacy screen approached from a short concrete walk. These screens are constructed of the same siding found on the latrine walls.

Building 10018 was designed and constructed as a lavatory by the U.S. Army Office of Outdoor Recreation in 1973. No modifications to the structure are known.

This building is an architecturally undistinguished element within the historic district. It does not date to the site's period of significance, and it is too young to be considered for individual eligibility. This building is a non-contributing element within the Turkey Creek Ranch district.

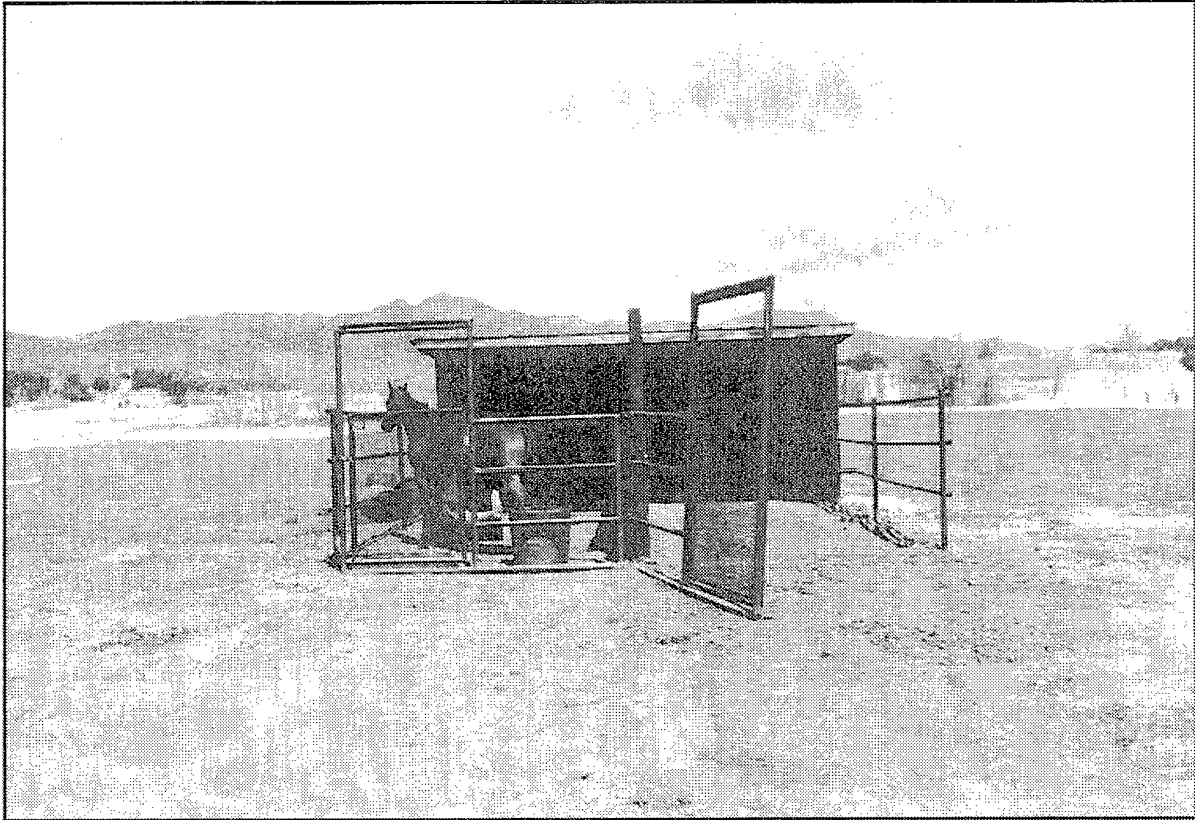


Figure IV.1 5EP836. Feature 1, Quarantine Shed. View showing double paddock. View is to the northwest. Roll TCR-A, Exposure 13.

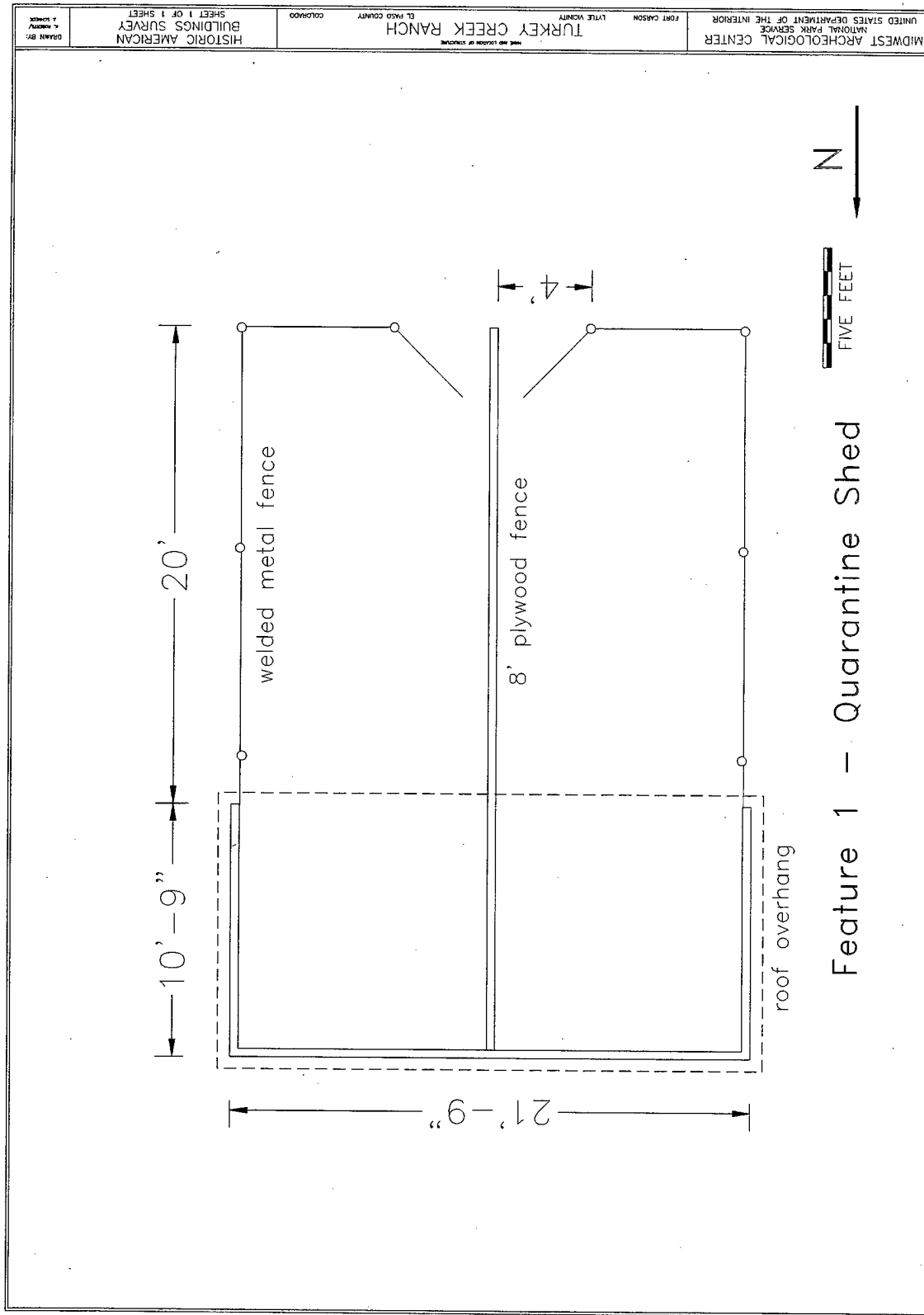


Figure IV.2 5EP836. Feature 1, Quarantine Shed. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

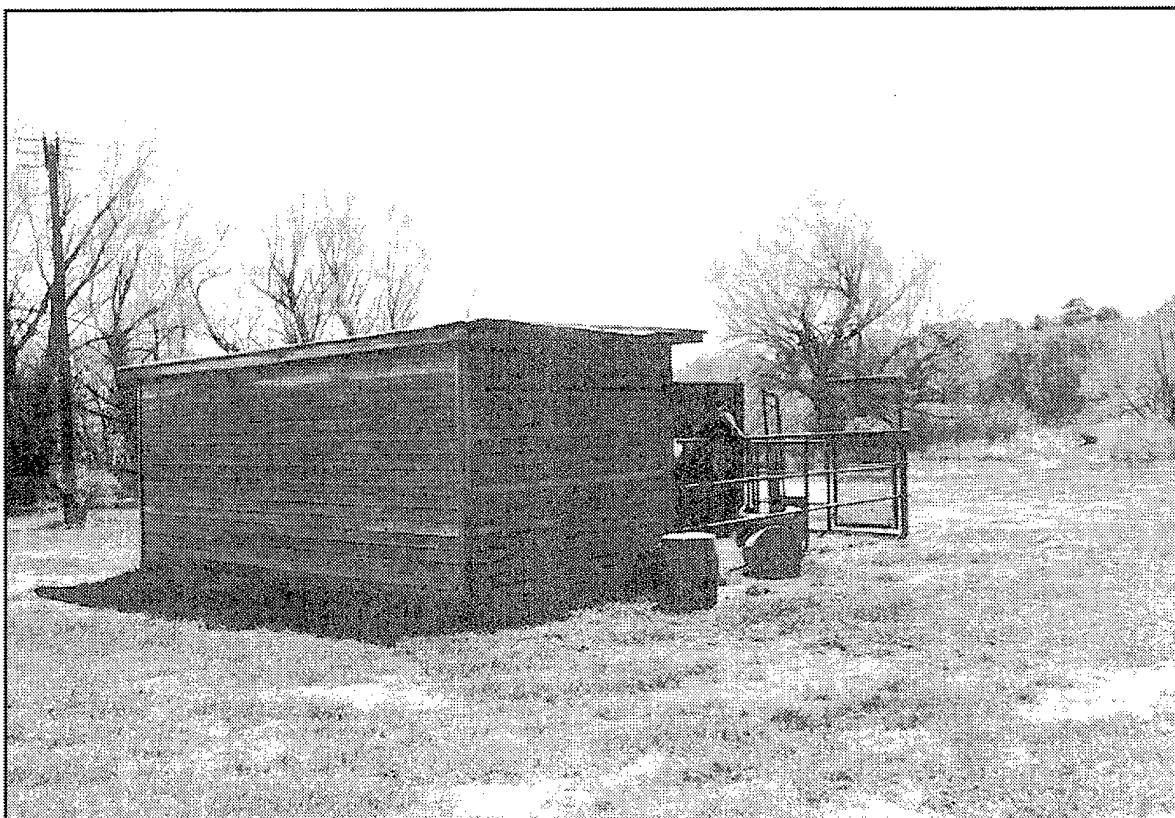


Figure IV.3 5EP836. Feature 1, Quarantine Shed. Back and side of shed. View is to the southeast. Roll TCR-A, Exposure 15.

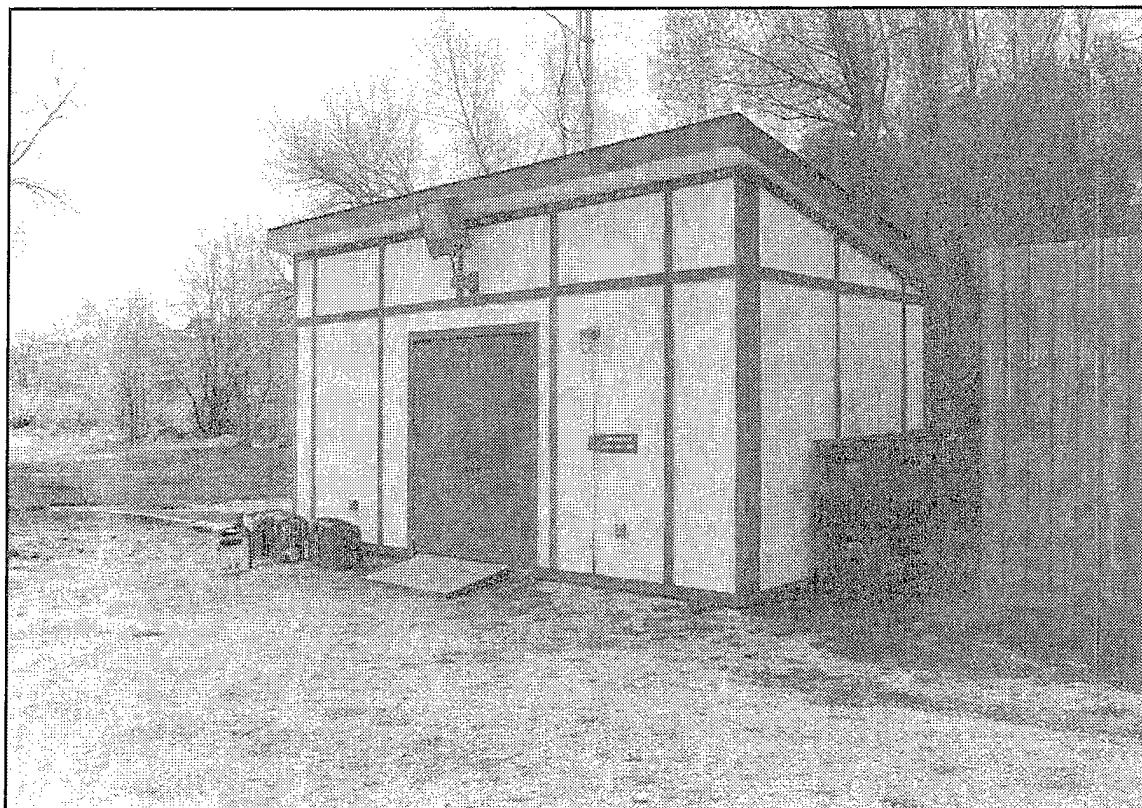


Figure IV.4 5EP836. Feature 7, Utility Building. North and west sides, showing front doors. View is to the southeast. Roll TCR-A, Exposure 17.

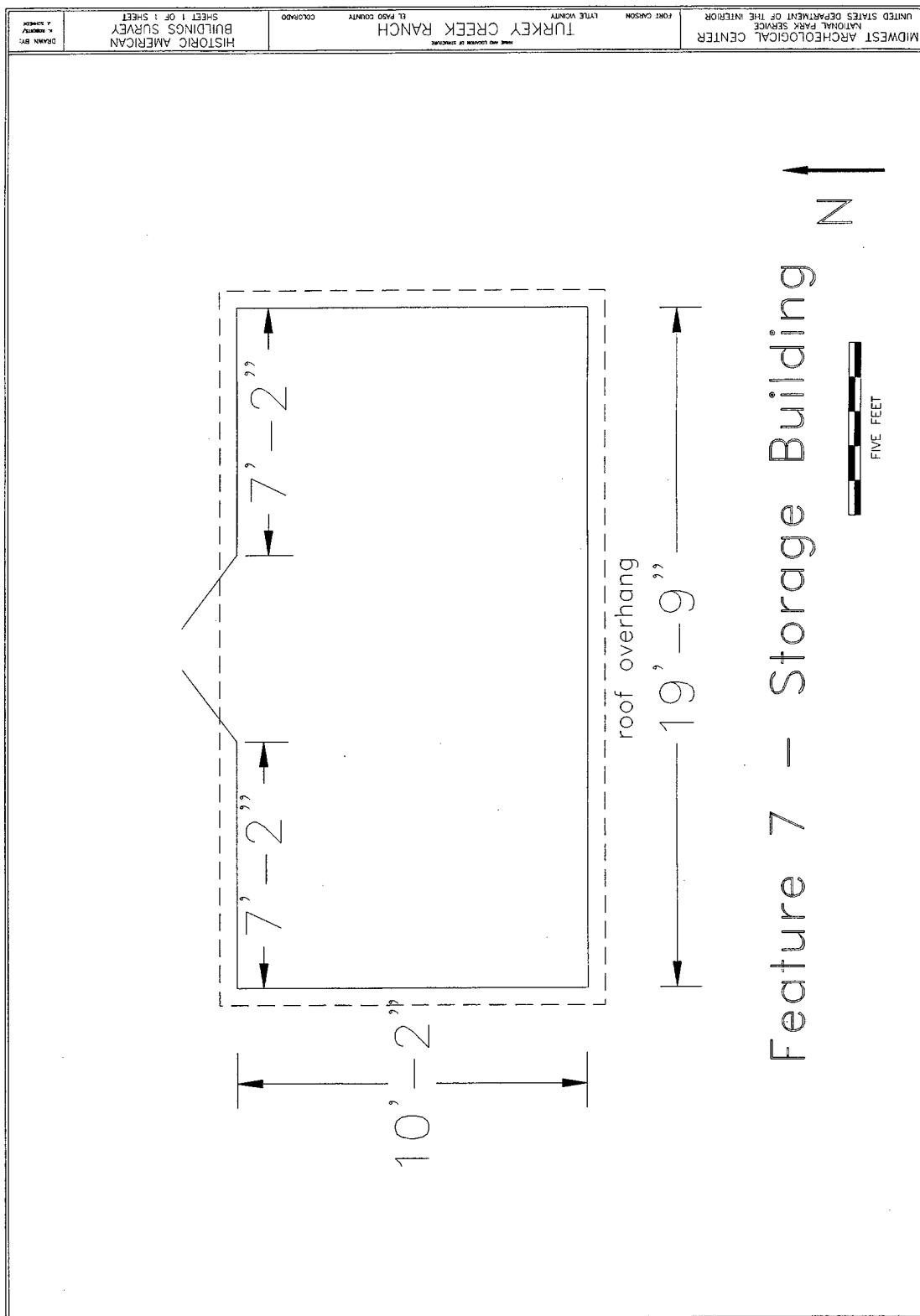


Figure IV.5 5EP836. Feature 7, Utility Building. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

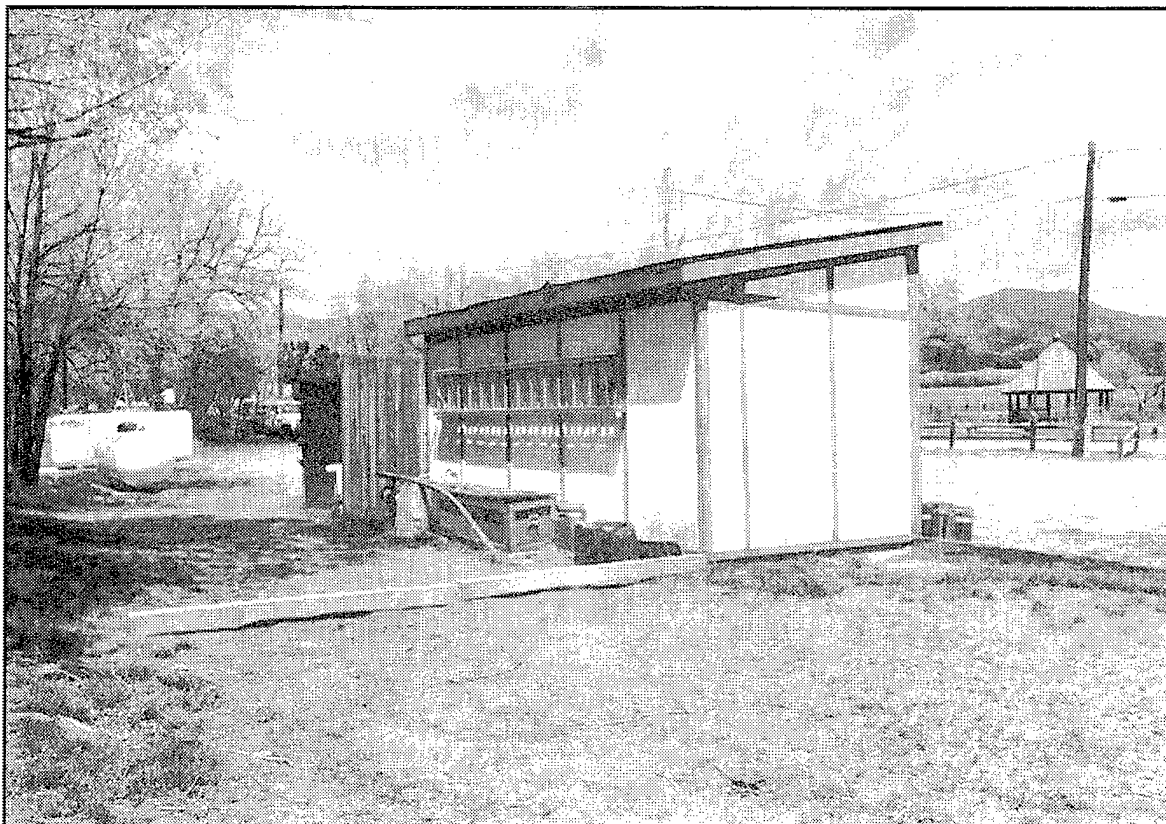


Figure IV.6 SEP836. Feature 7, Utility Building. South and east sides, showing storage of materials at rear. View is to the northwest. Roll TCR-A, Exposure 19.

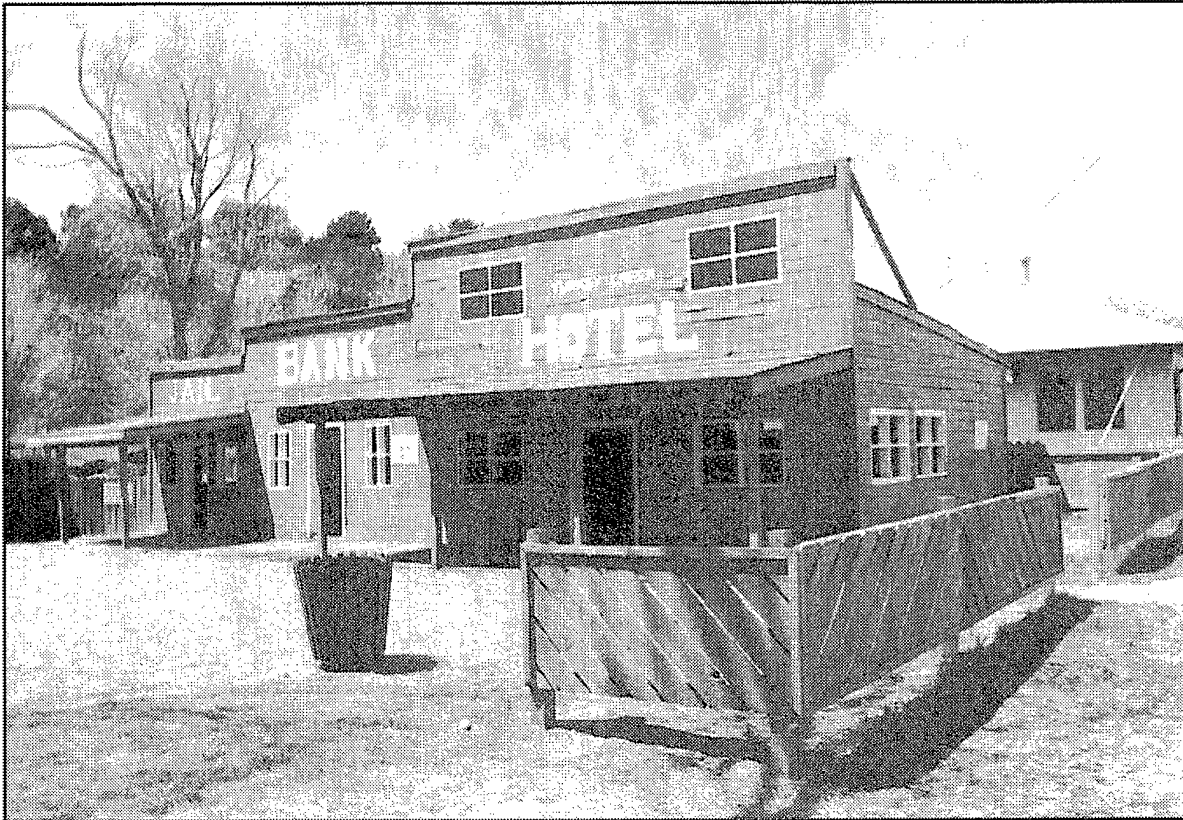


Figure IV.7 5EP836. Feature 9, Play Structure. East side. View is to the southwest. Roll TCR-A, Exposure 26.

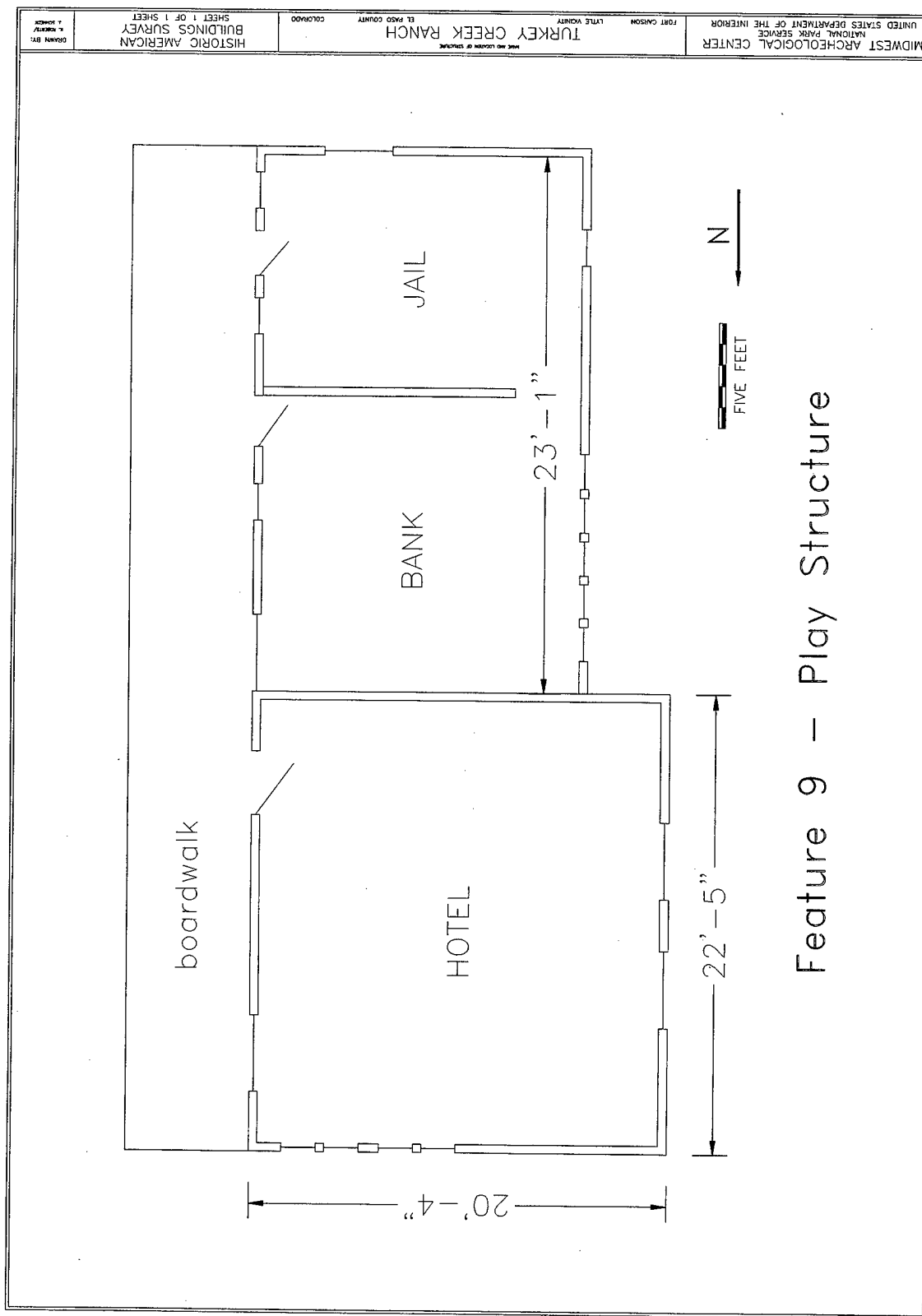


Figure IV.8 5EP836. Feature 9, Play Structure. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

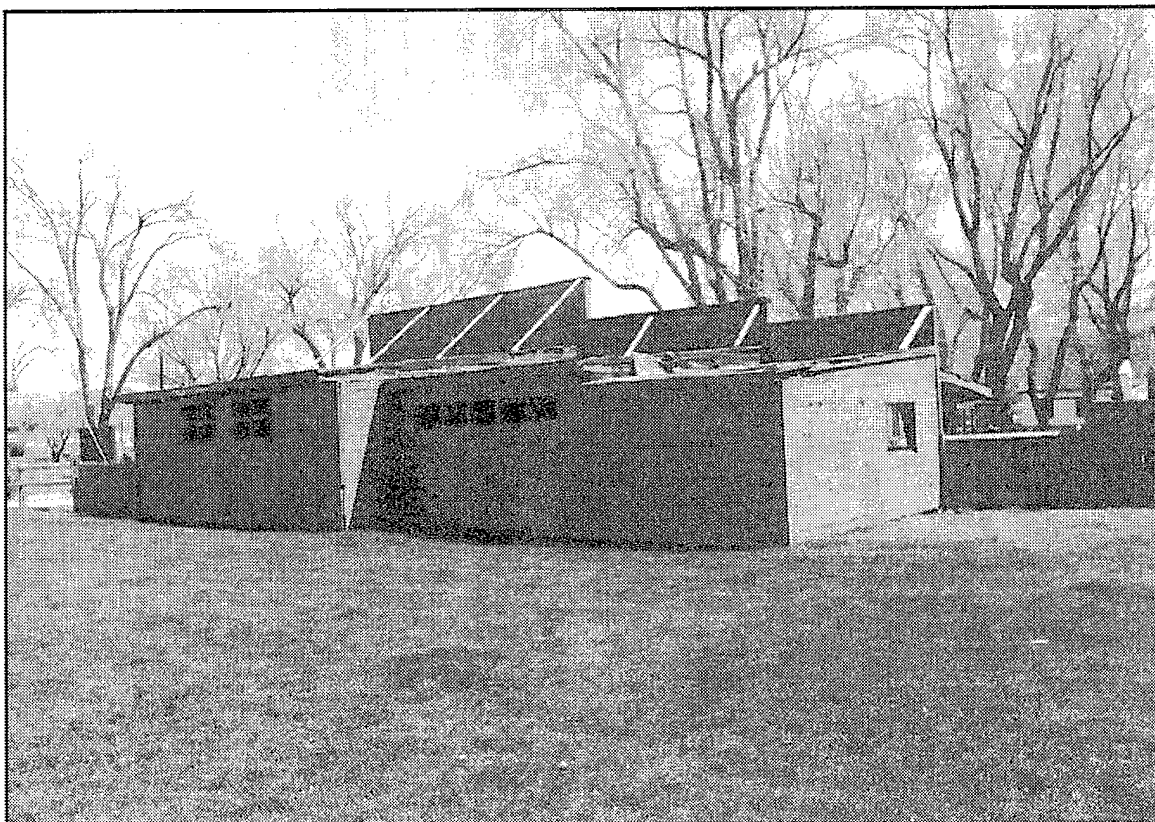


Figure IV.9 5EP836. Feature 9, Play Structure. West side. View is to the northeast. Roll TCR-A, Exposure 25.

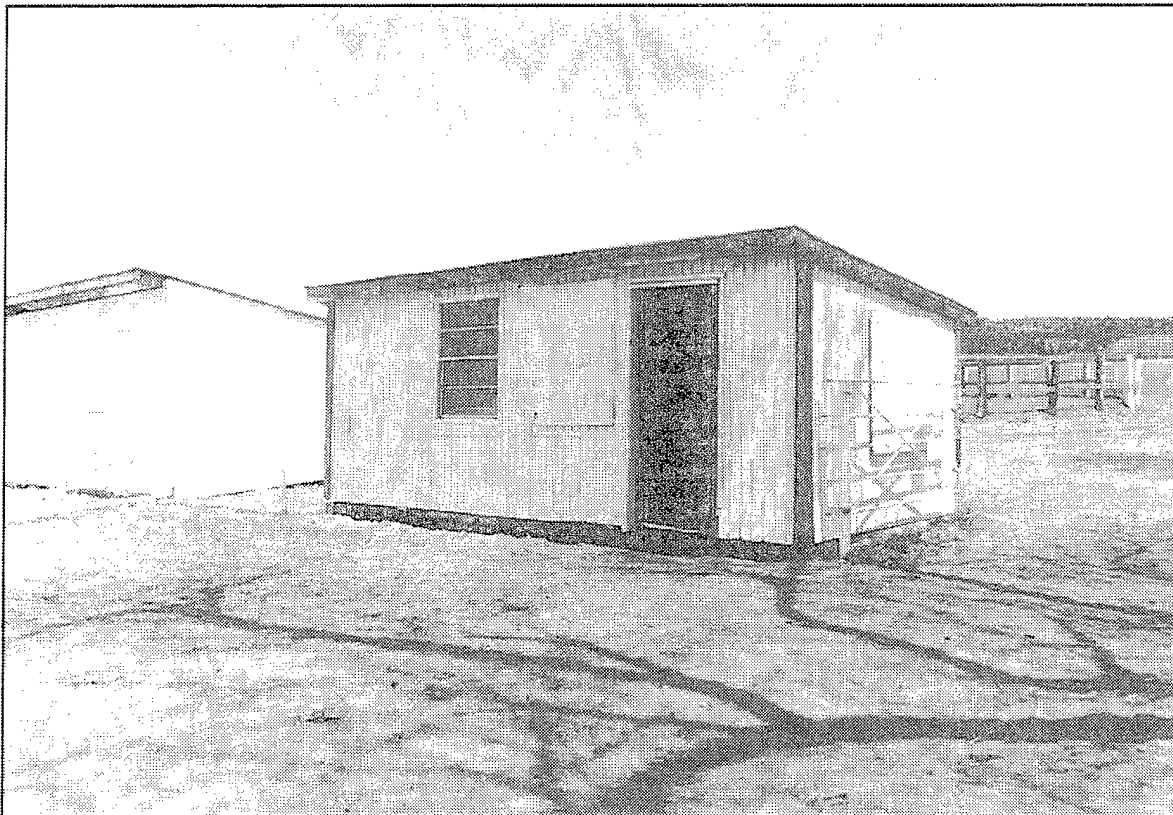


Figure IV.10 5EP836. Feature 14, Concession Stand. West and south sides. View is to the northeast. Roll TCR-A, Exposure 34.

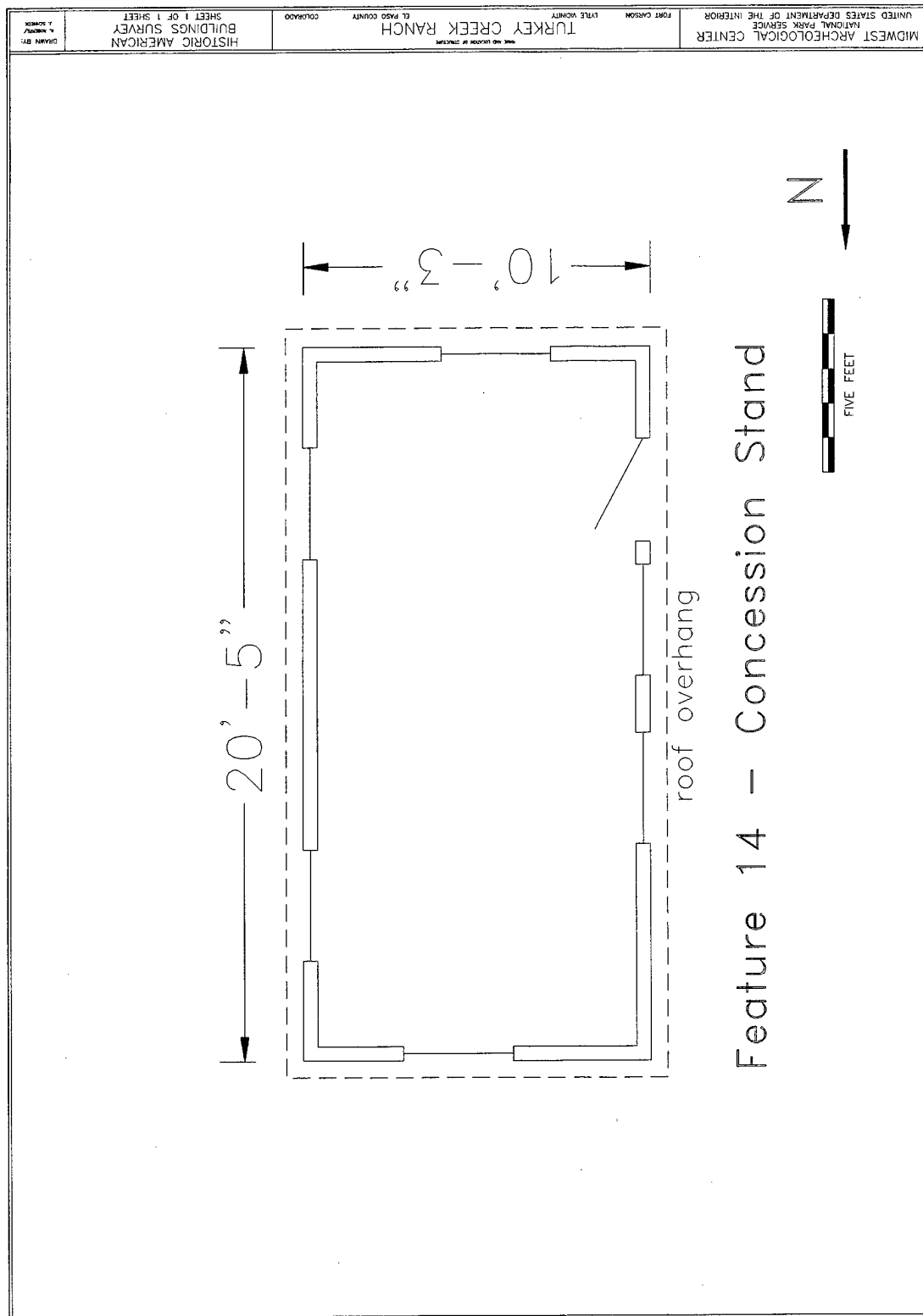


Figure IV.11 5EP836. Feature 14, Concession Stand. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

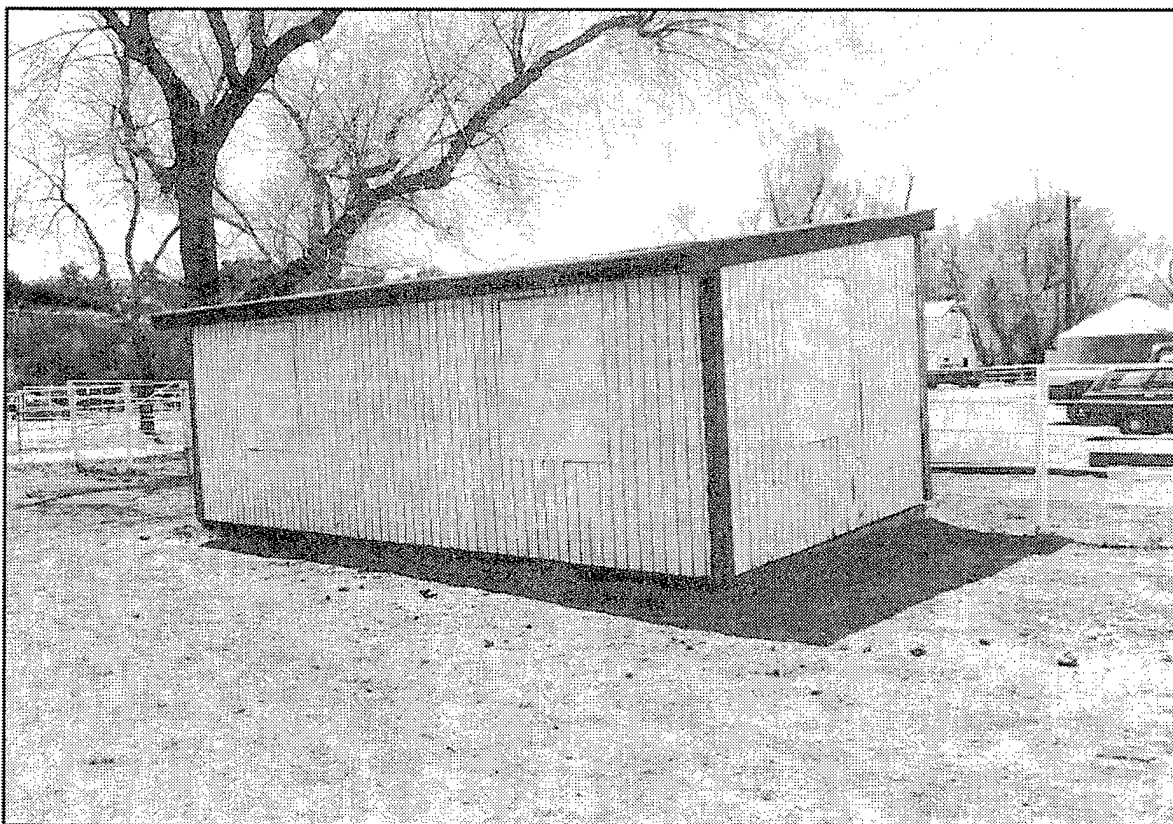


Figure IV.12 5EP836. Feature 14, Concession Stand. East and north sides. View is to the southwest. Roll TCR-A, Exposure 37.

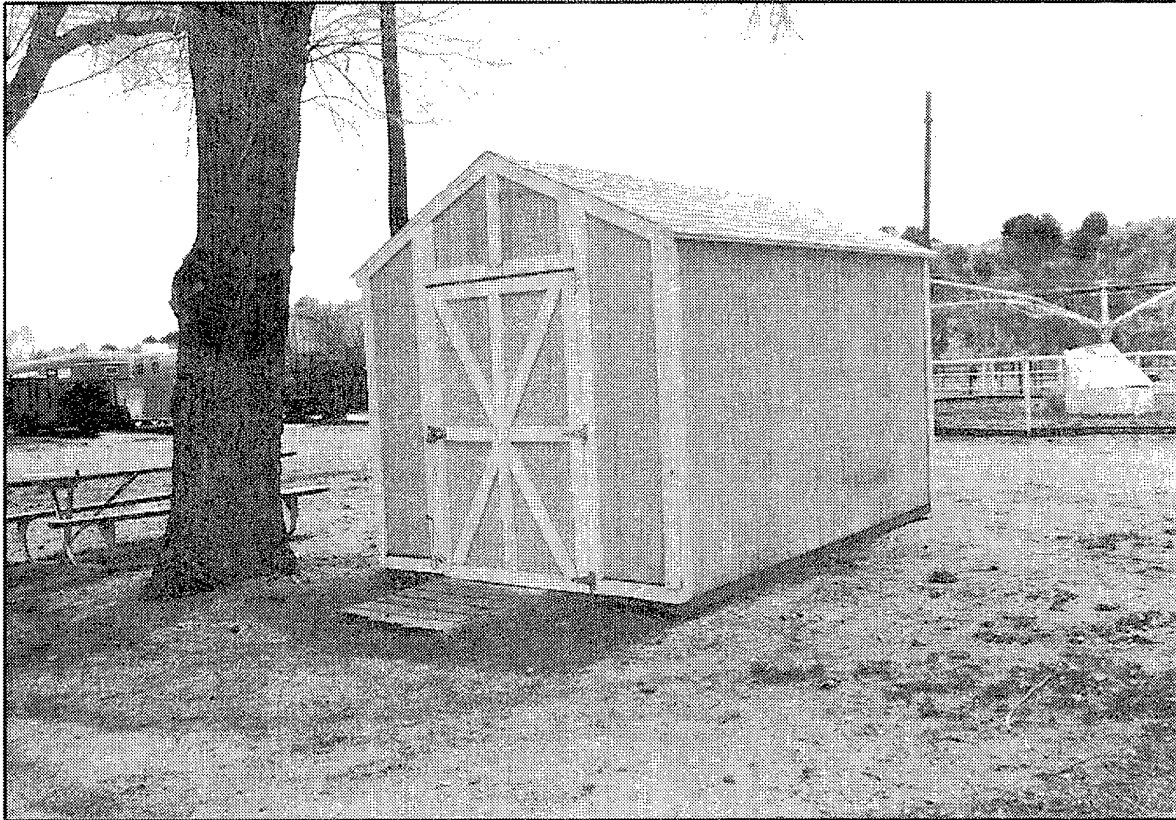


Figure IV.13 5EP836. Feature 15, Storage Building. View showing main doors. View is to the southeast. Roll TCR-B, Exposure 3A.

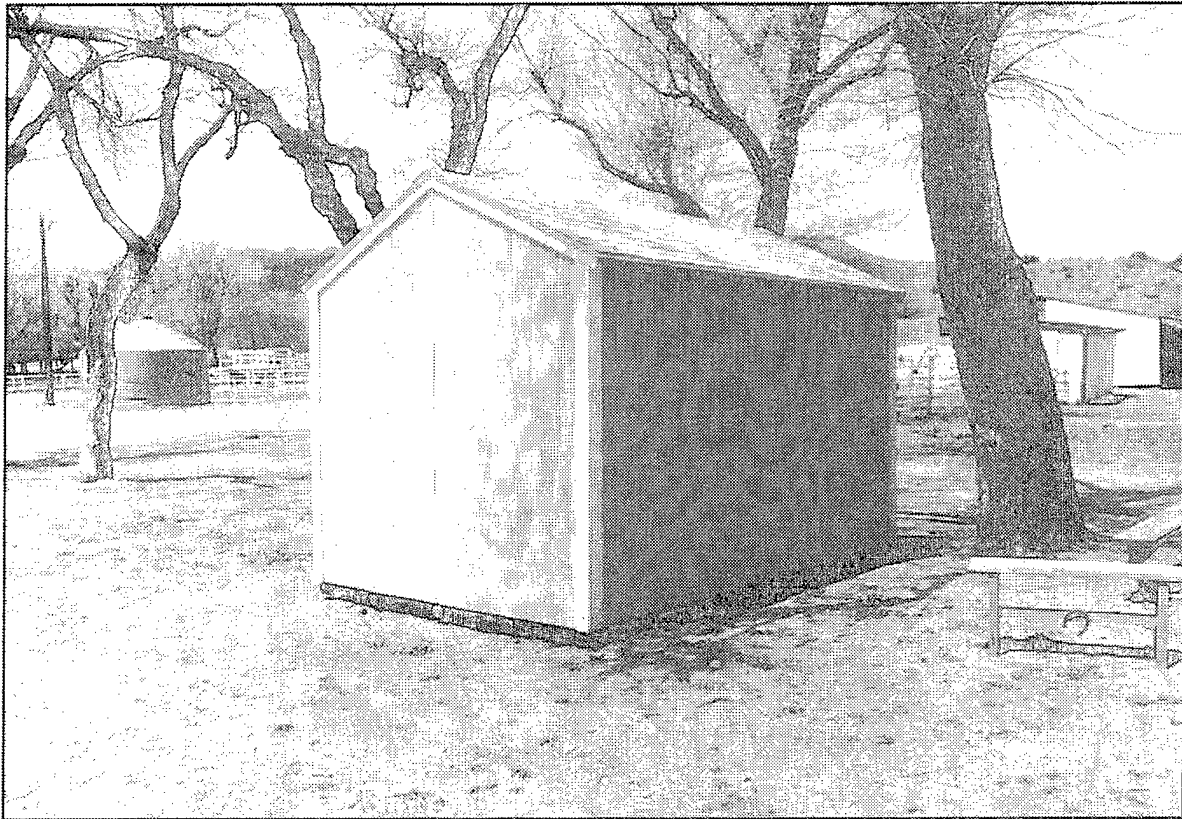


Figure IV.14 5EP836. Feature 15, Storage Building. Back of building. View is to the northwest. Roll TCR-B, Exposure 5A.



Figure IV.15 SEP836. Feature G, Gazebo. Octagonal gazebo with picnic area and volleyball court in background. View is to the north. Roll TCR-B, Exposure 18A.

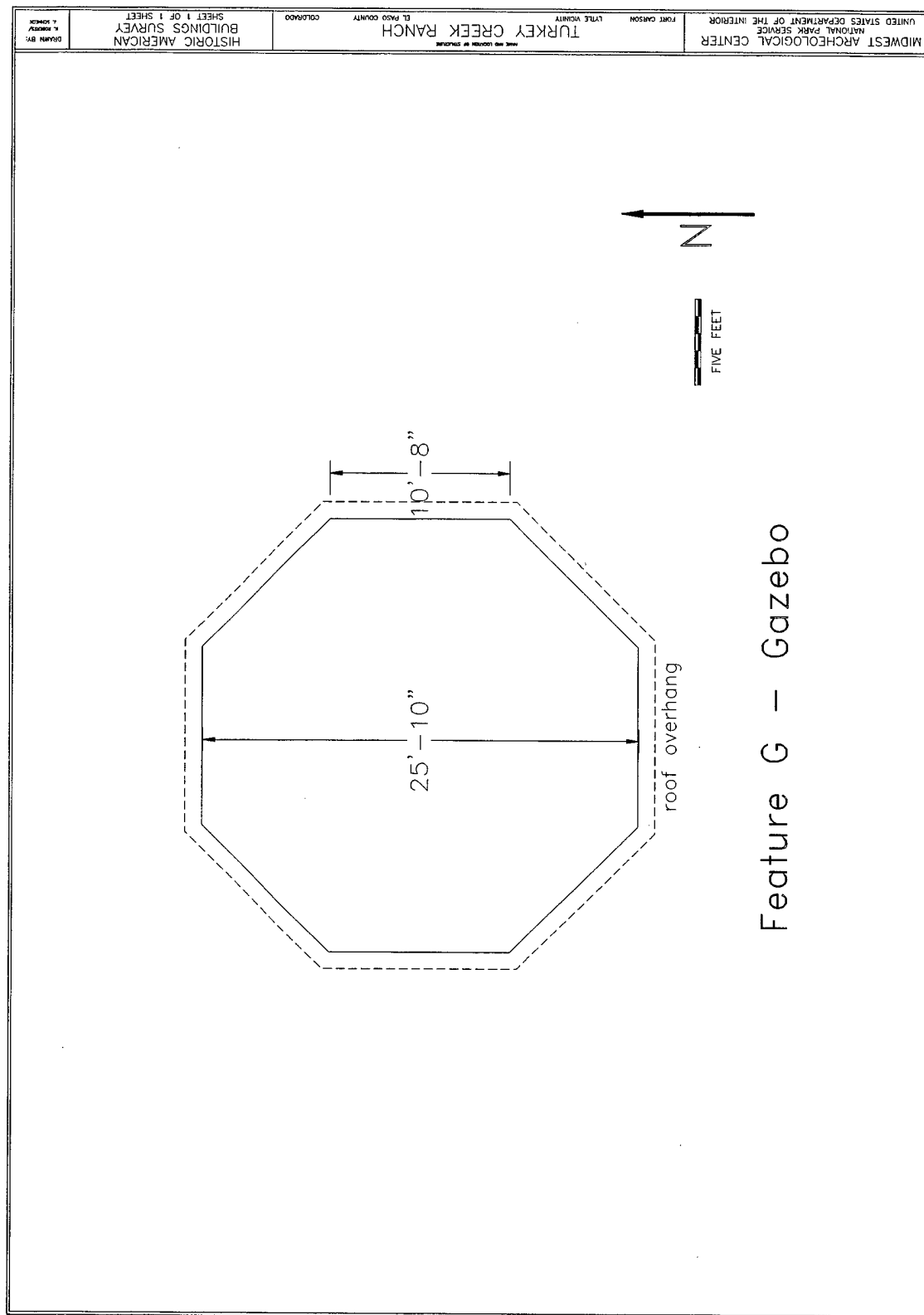


Figure IV.16 5EP836. Feature G, Gazebo. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.



Figure IV.17 5EP836. Feature G, Gazebo. Octagonal gazebo with Fire Station in background. View is to the south. Roll TCR-B, Exposure 20A.

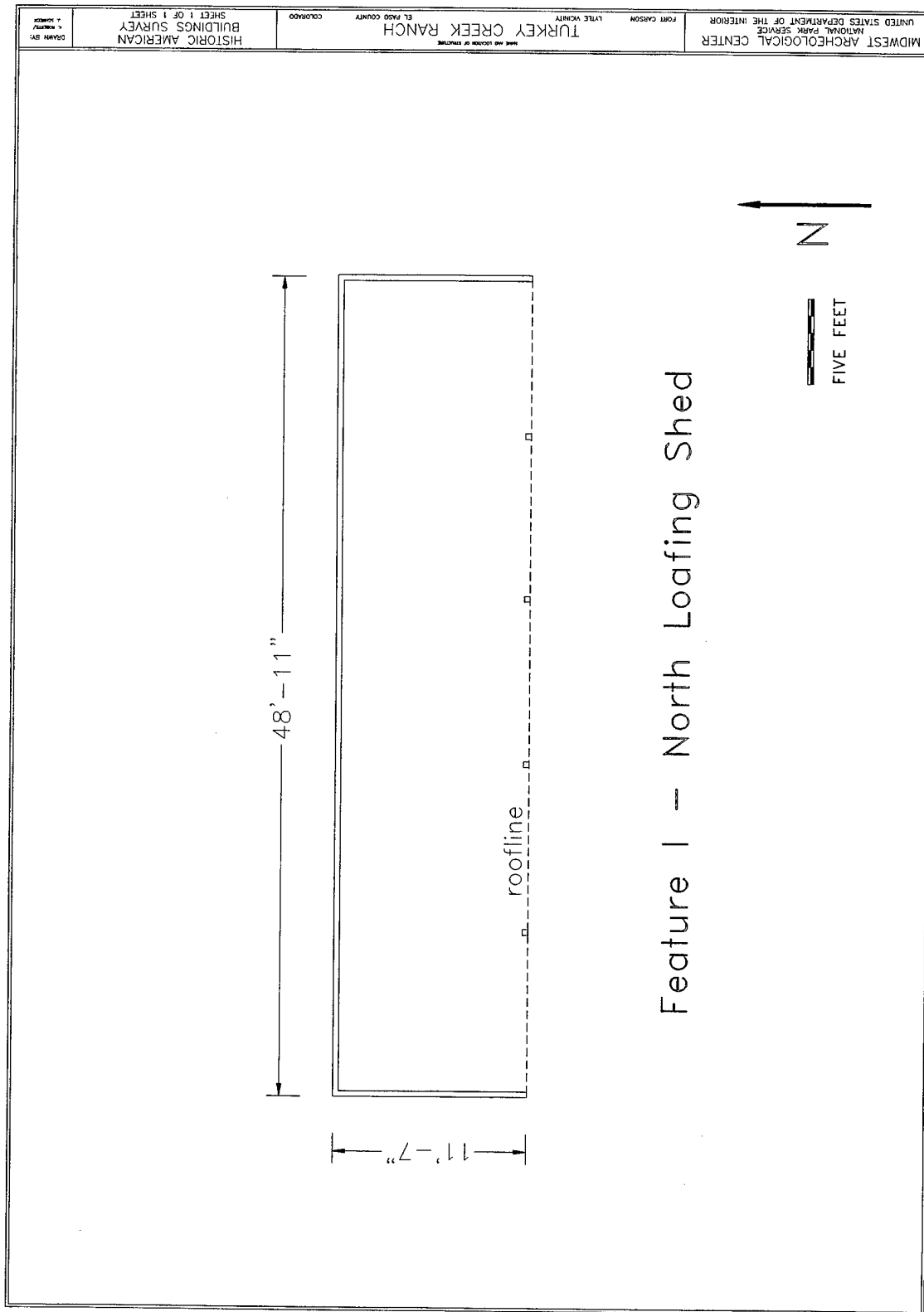


Figure IV.18 5EP836. Feature I, North Loafing Shed. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

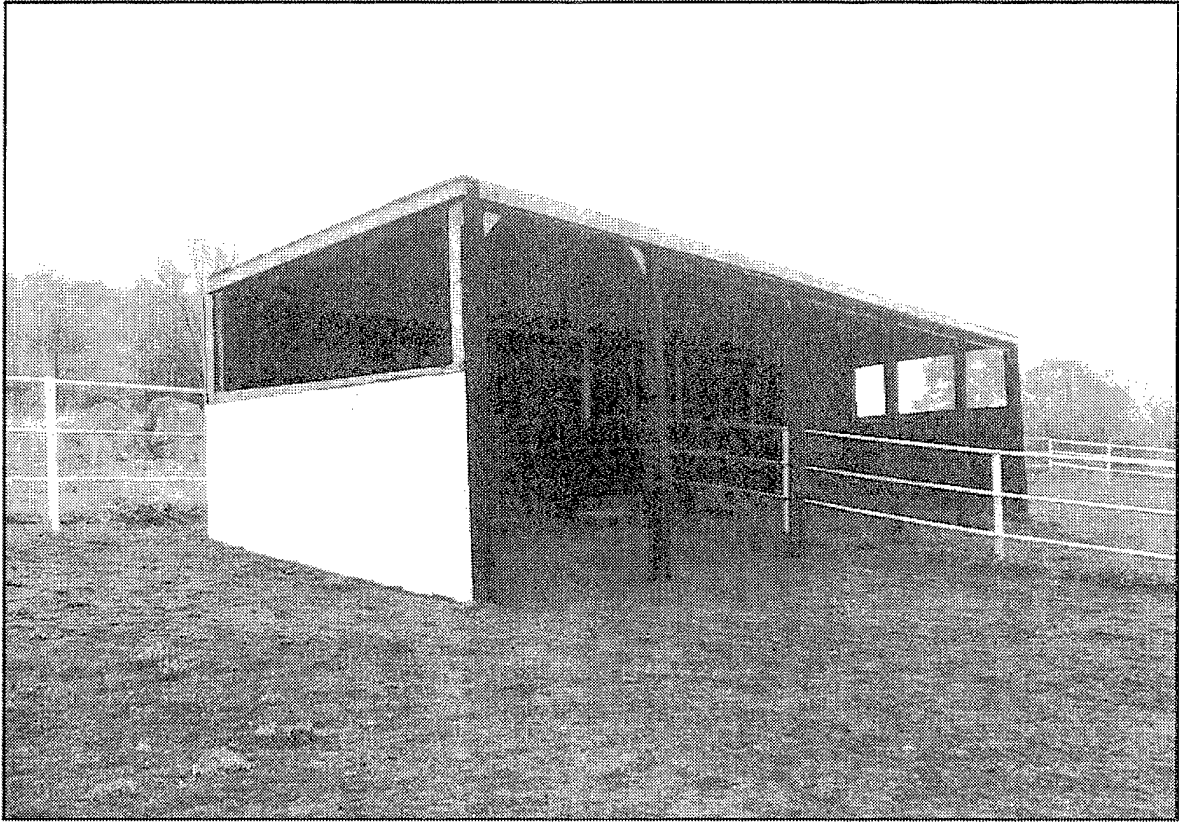


Figure IV.19 5EP836. Feature I, North Loafing Shed. Open south side and half open west side. View is to the northeast. Roll TCR-B, Exposure 26A.

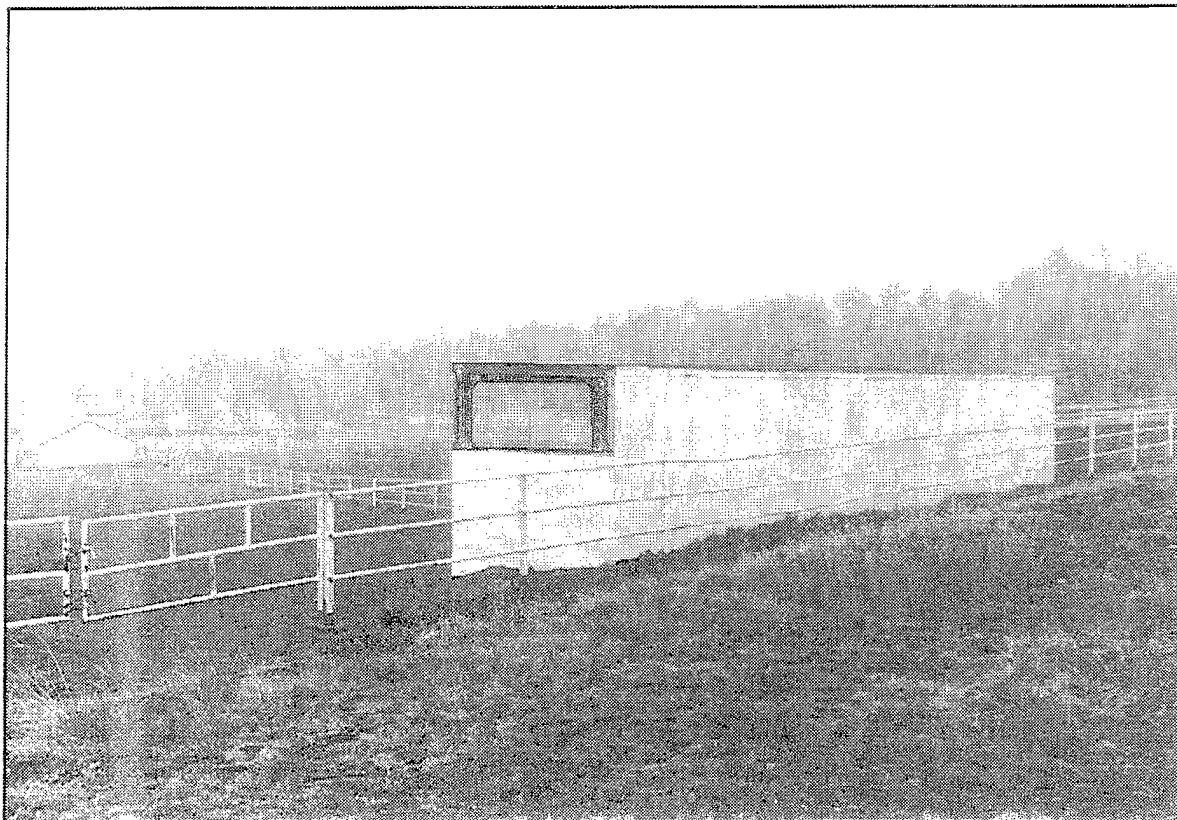


Figure IV.20 5EP836. Feature I, North Loading Shed. North side and half open east side. View is to the southwest. Roll TCR-B, Exposure 28A.

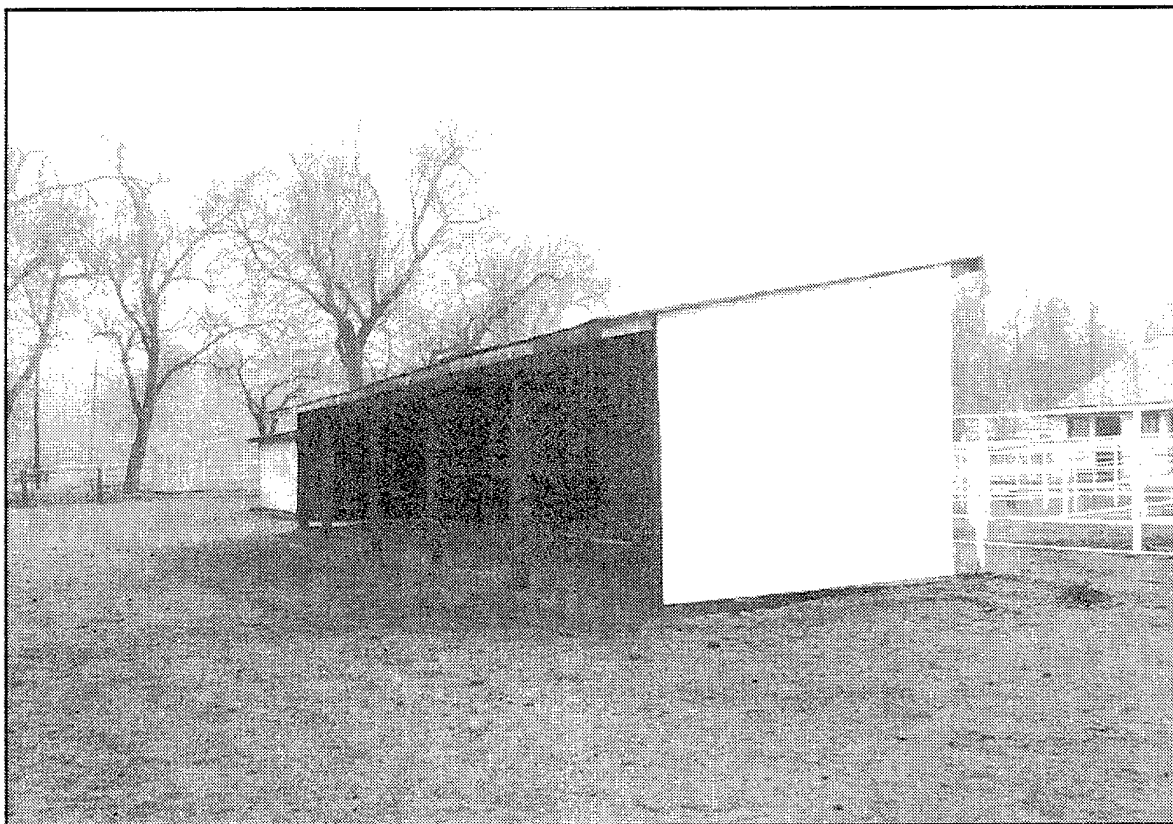


Figure IV.21 5EP836. Feature J, Central Loafing Shed. East and north sides. View is to the southwest. Roll TCR-B, Exposure 30A.

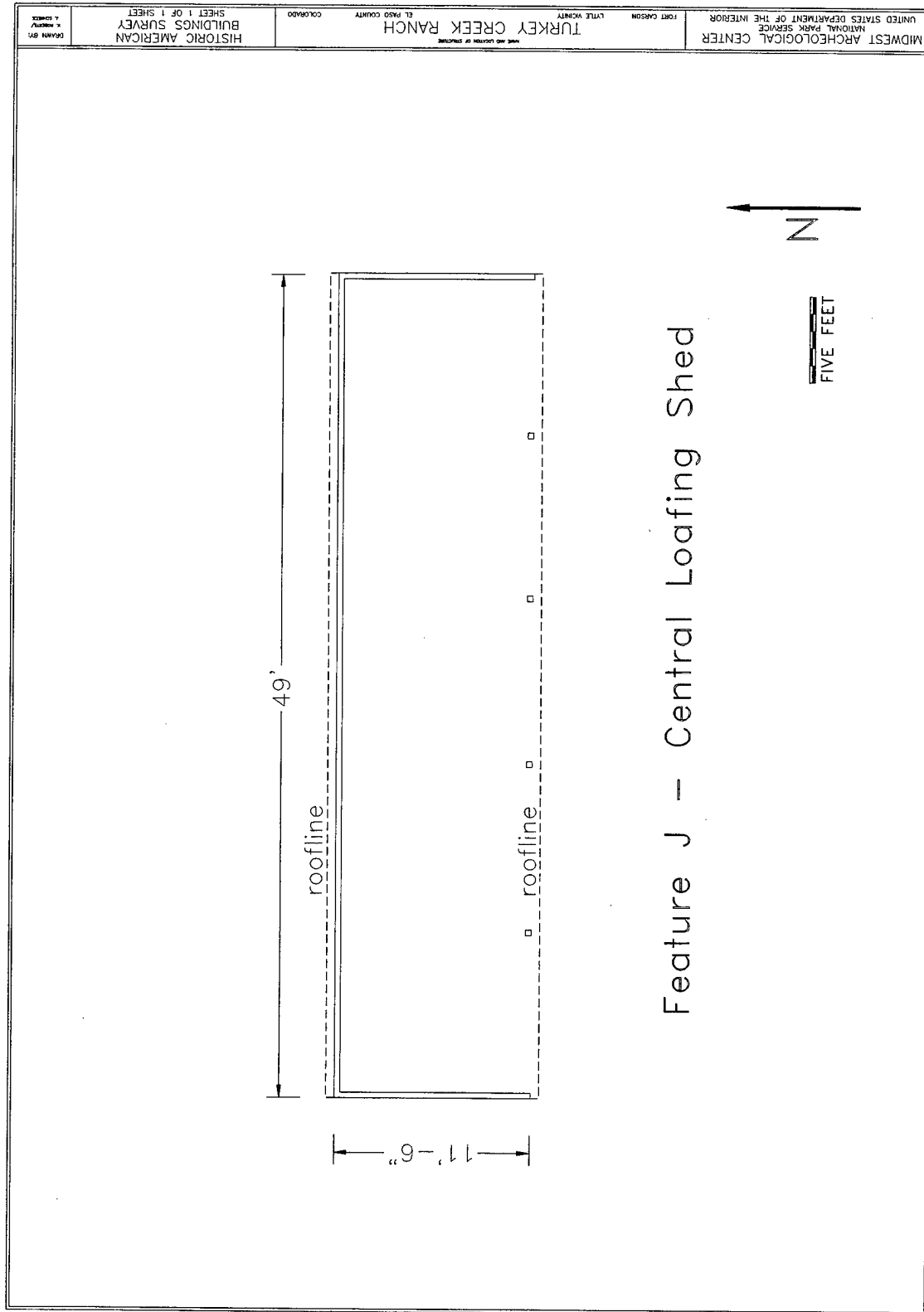


Figure IV.22 5EP836. Feature J, Central Loafing Shed. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

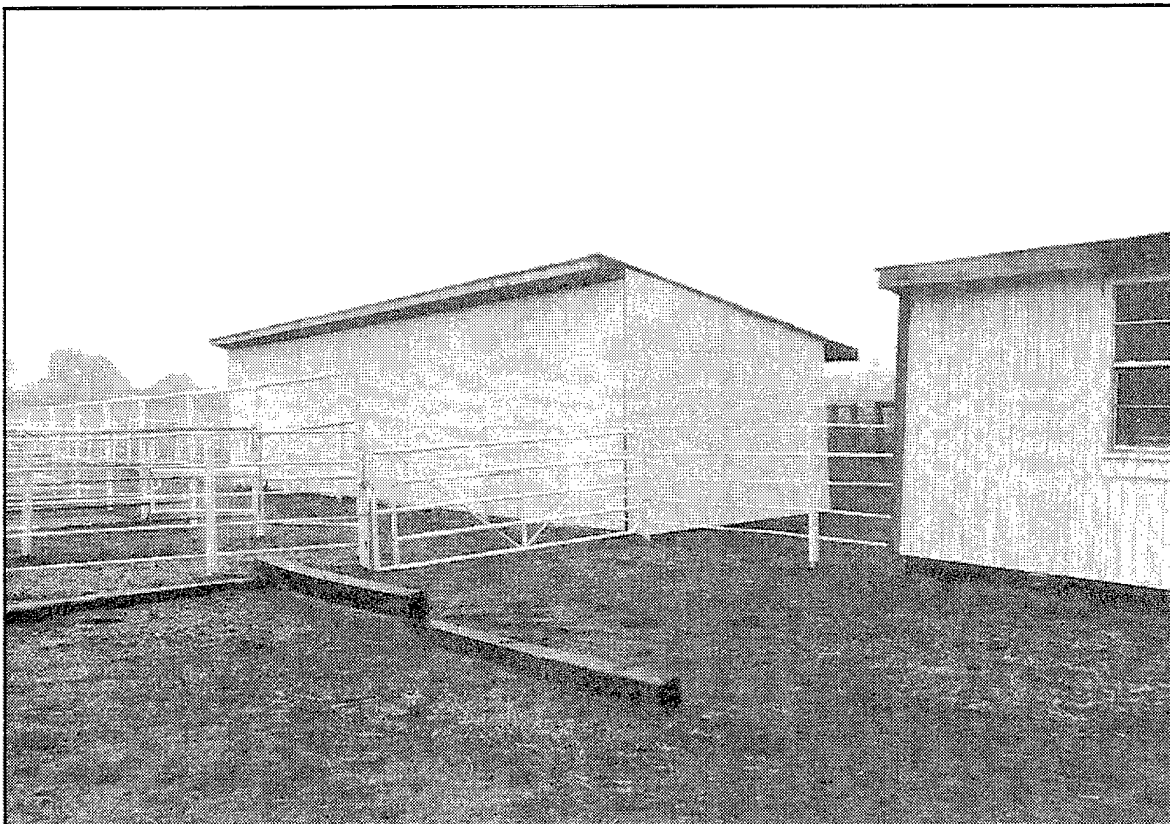


Figure IV.23 5EP836. Feature J, Central Loafing Shed. West and south sides. View is to the northeast. Roll TCR-B, Exposure 32A.

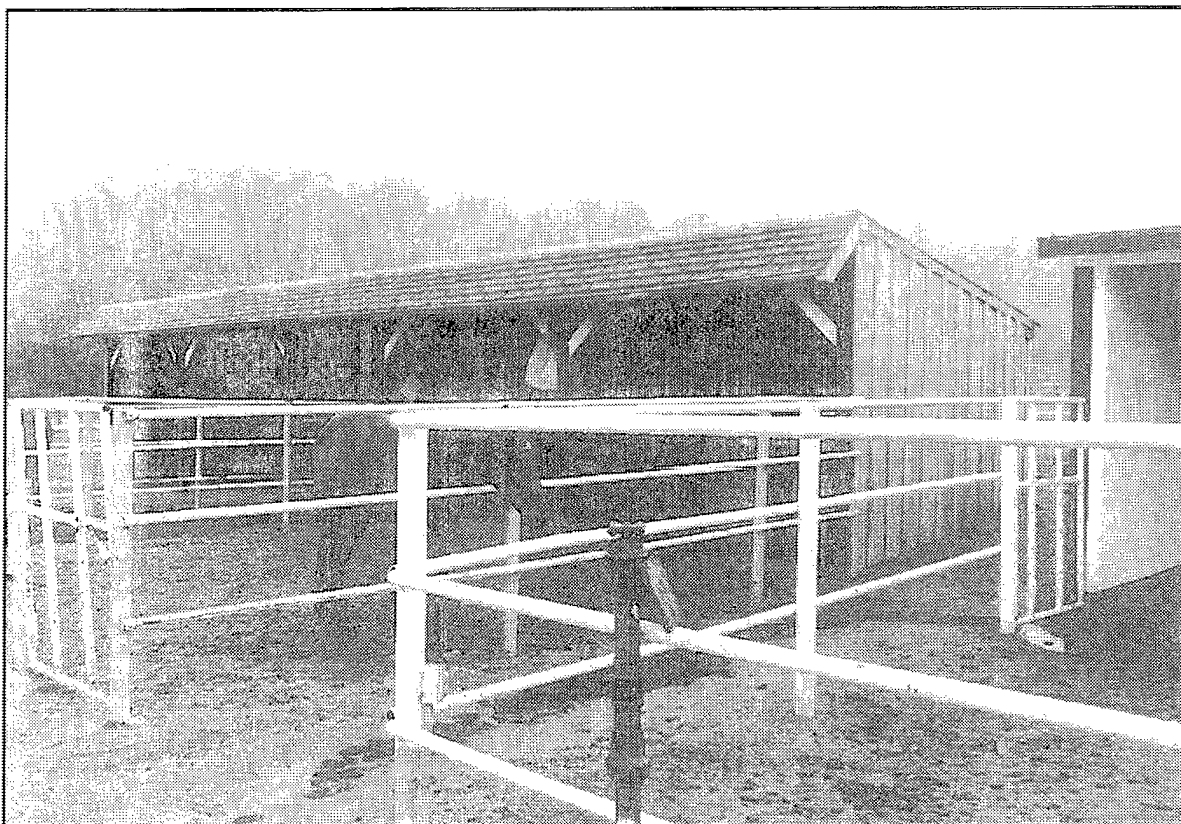


Figure IV.24 5EP836. Feature K, South Loafing Shed. East side showing north wall and paddock wall. View is to the southwest. Roll TCR-B, Exposure 35A.

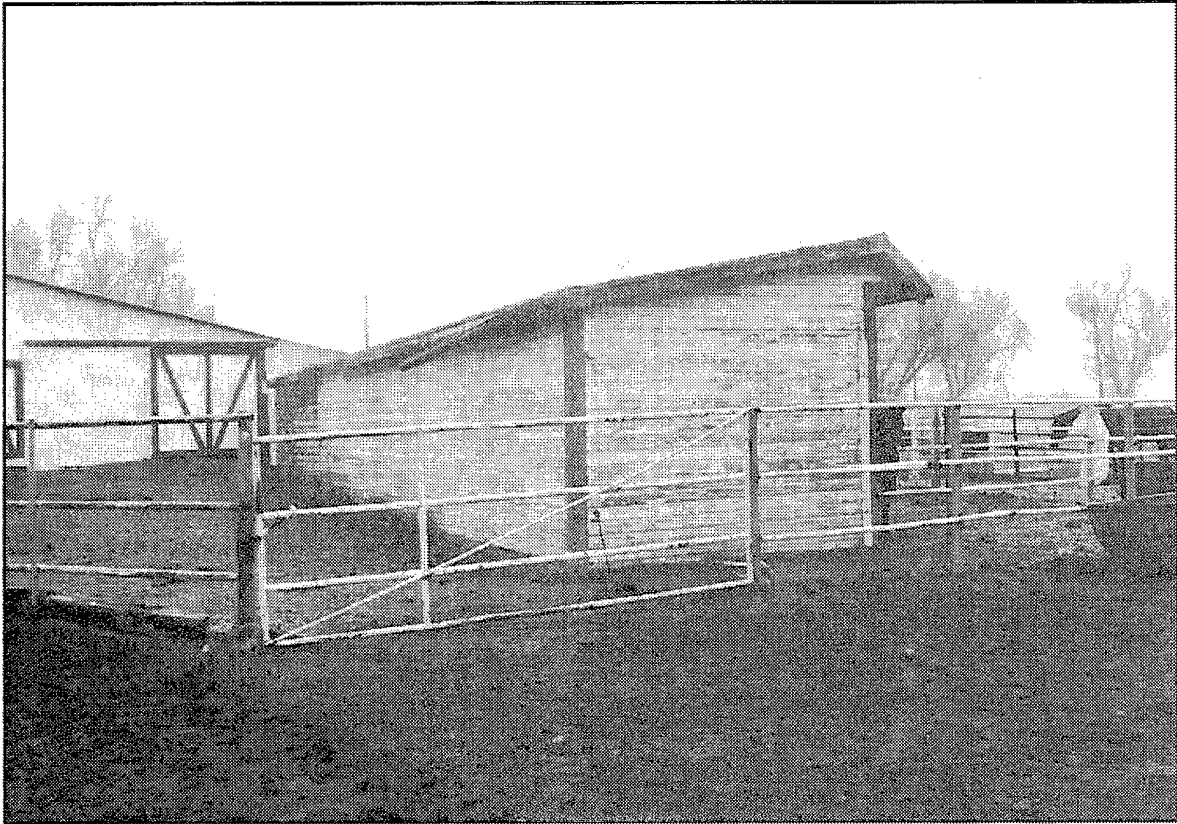


Figure IV.25 5EP836. Feature K, South Loafing Shed. West and south sides. View is to the northeast. Roll TCR-B, Exposure 36A.

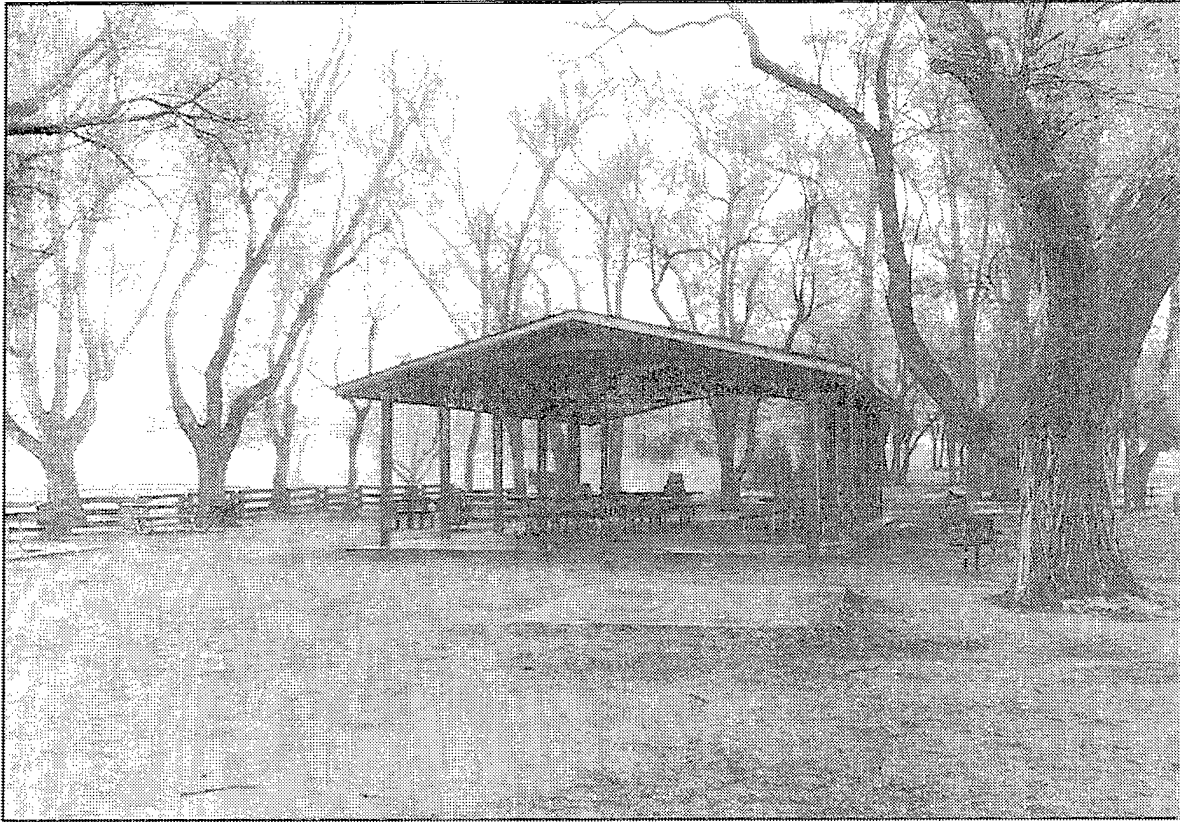


Figure IV.26 5EP836. Feature Q, Rectangular Picnic Shelter. Picnic Shelter with hill in background. View is to the north. Roll TCR-B, Exposure 22A.



Figure IV.27 5EP836. Feature Q, Rectangular Picnic Shelter. Picnic Shelter with Office and Color Guard Barn in background and fireplace in foreground. View is to the south. Roll TCR-B, Exposure 24A.

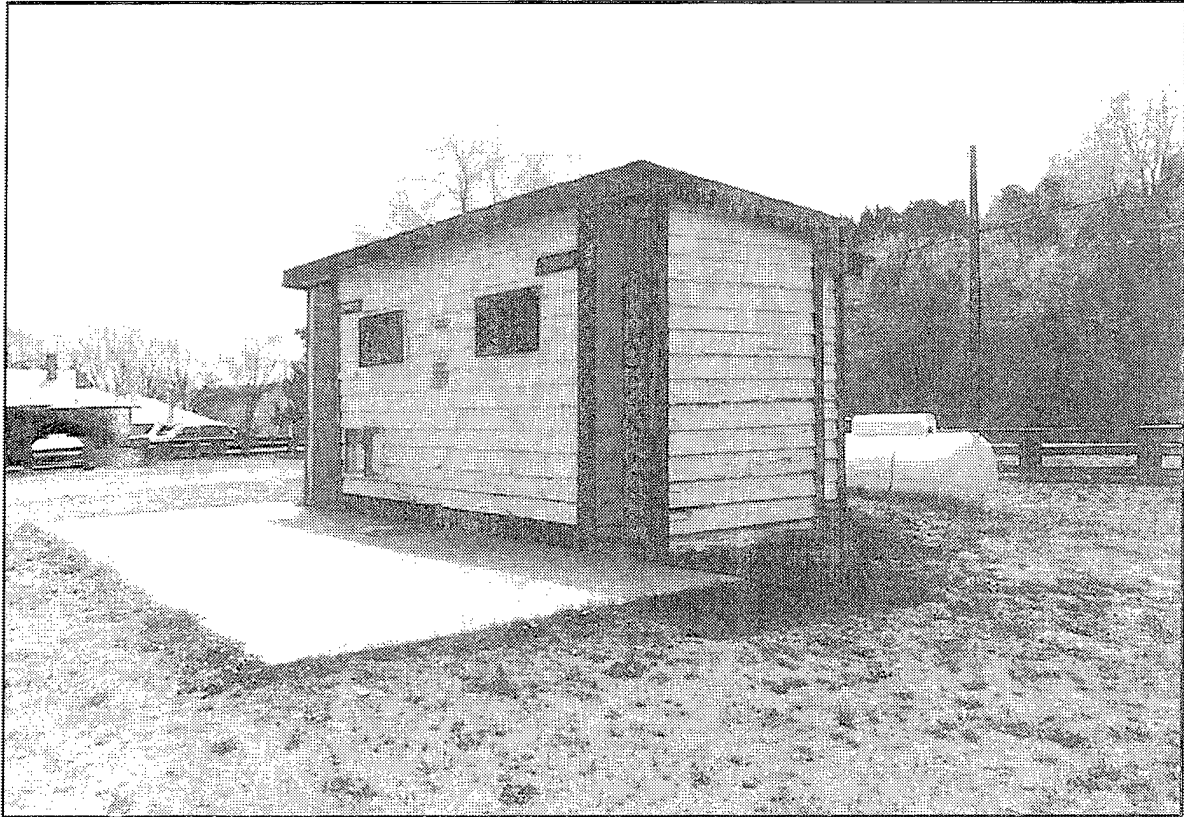


Figure IV.28 5EP836. Building 10006, Latrine. Latrine showing entrances. View is to the southeast. Roll TCR-A, Exposure 8.

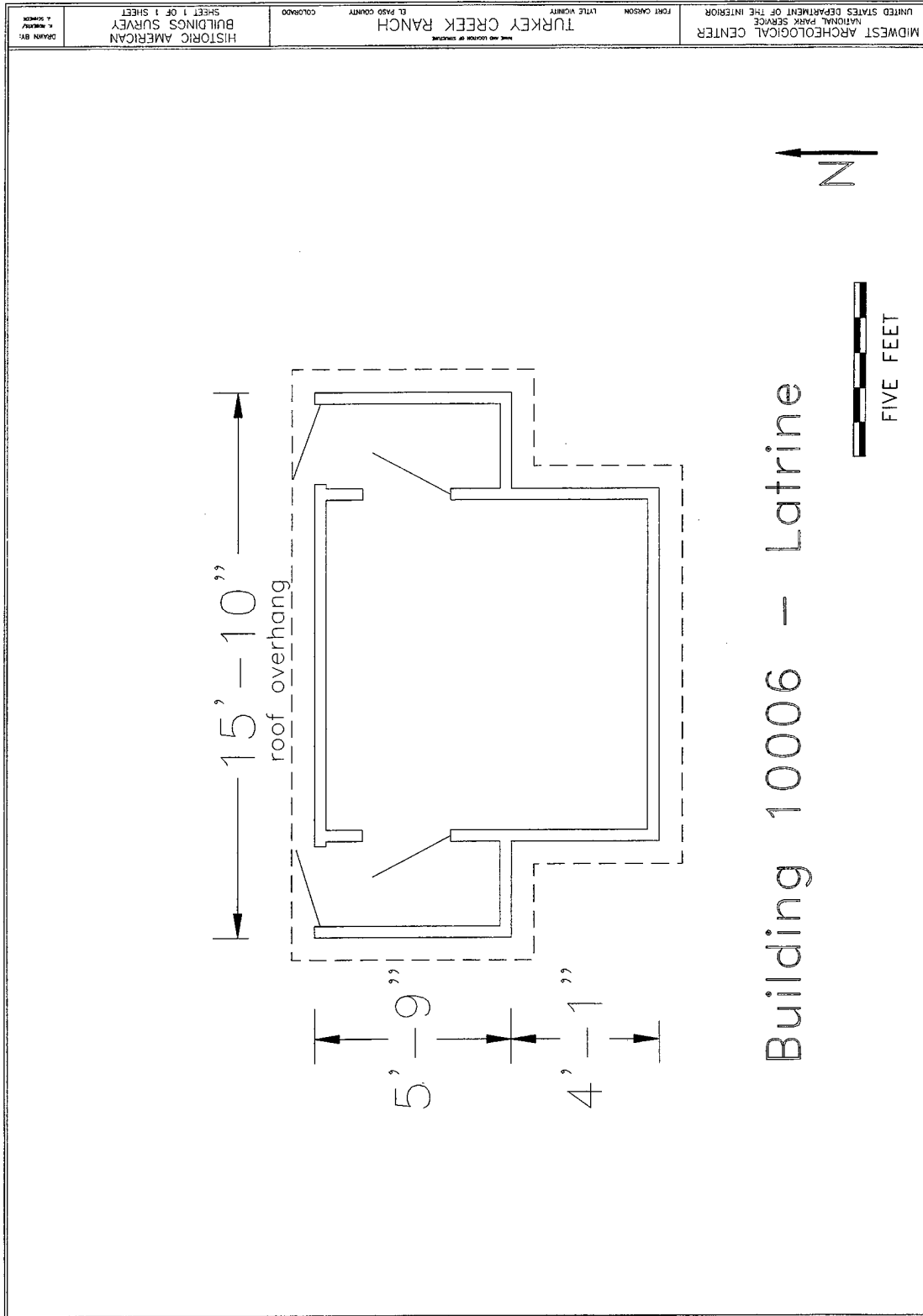


Figure IV.29 5EP836. Building 10006, Latrine. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

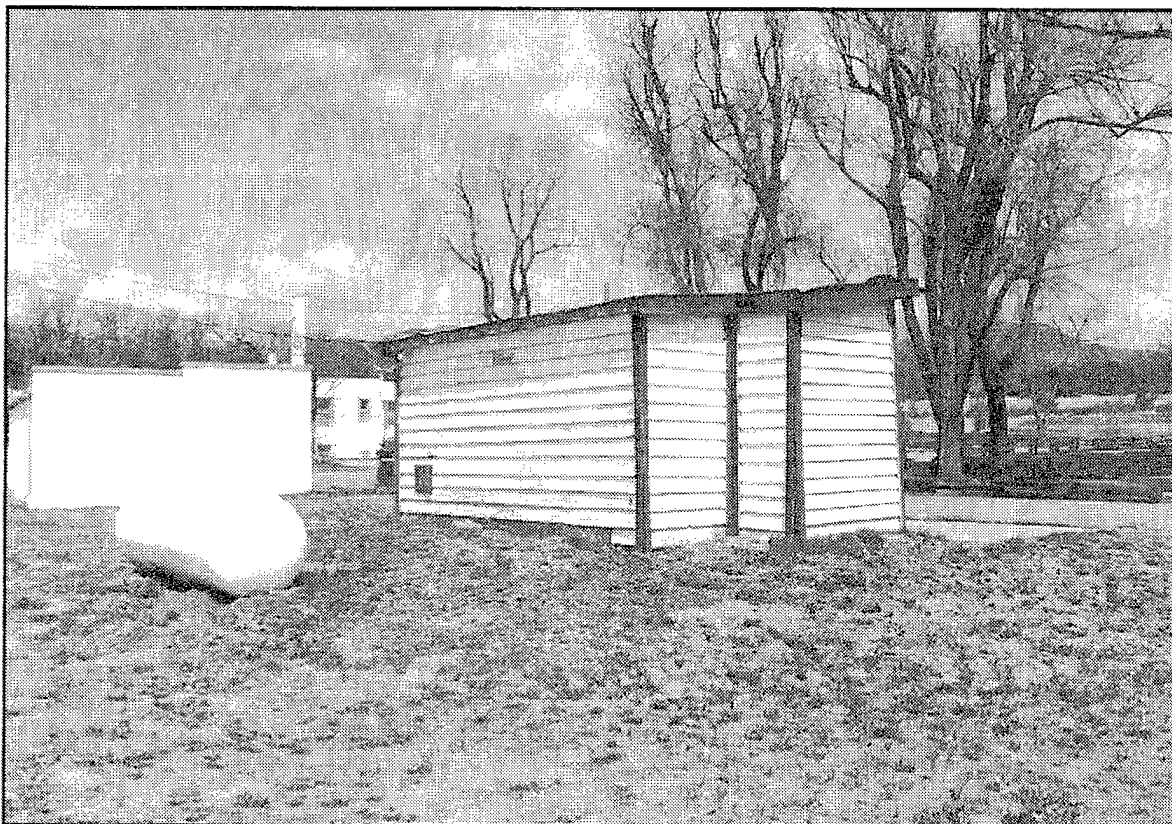
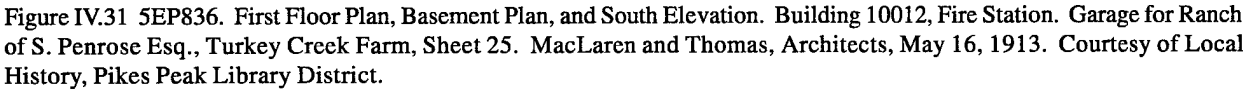


Figure IV.30 5EP836. Building 10006, Latrine. Rear of latrine with fuel tank in foreground. View is to the northwest. Roll TCR-A, Exposure 11.



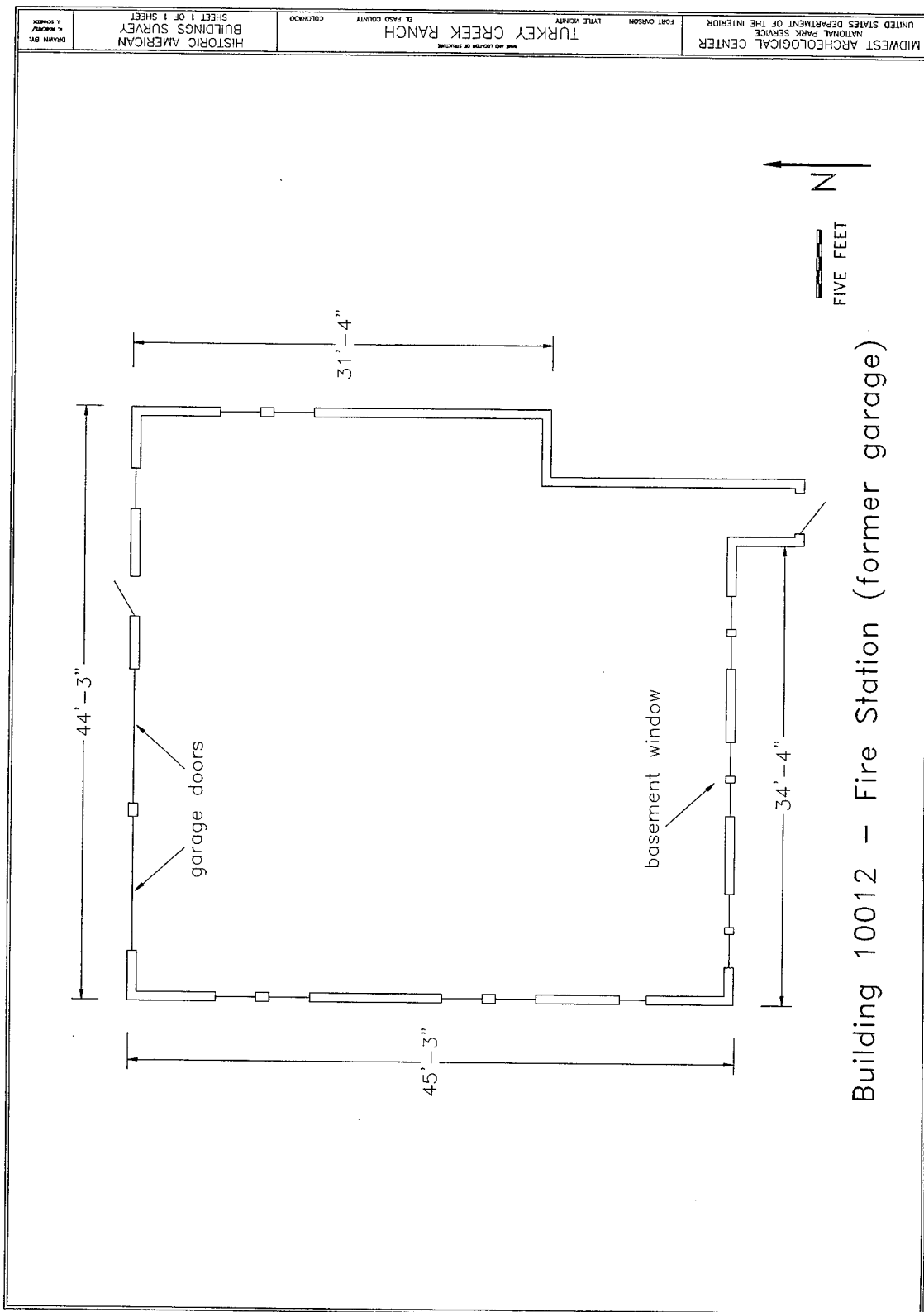


Figure IV.32 5EP836. Building 10012, Fire Station. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

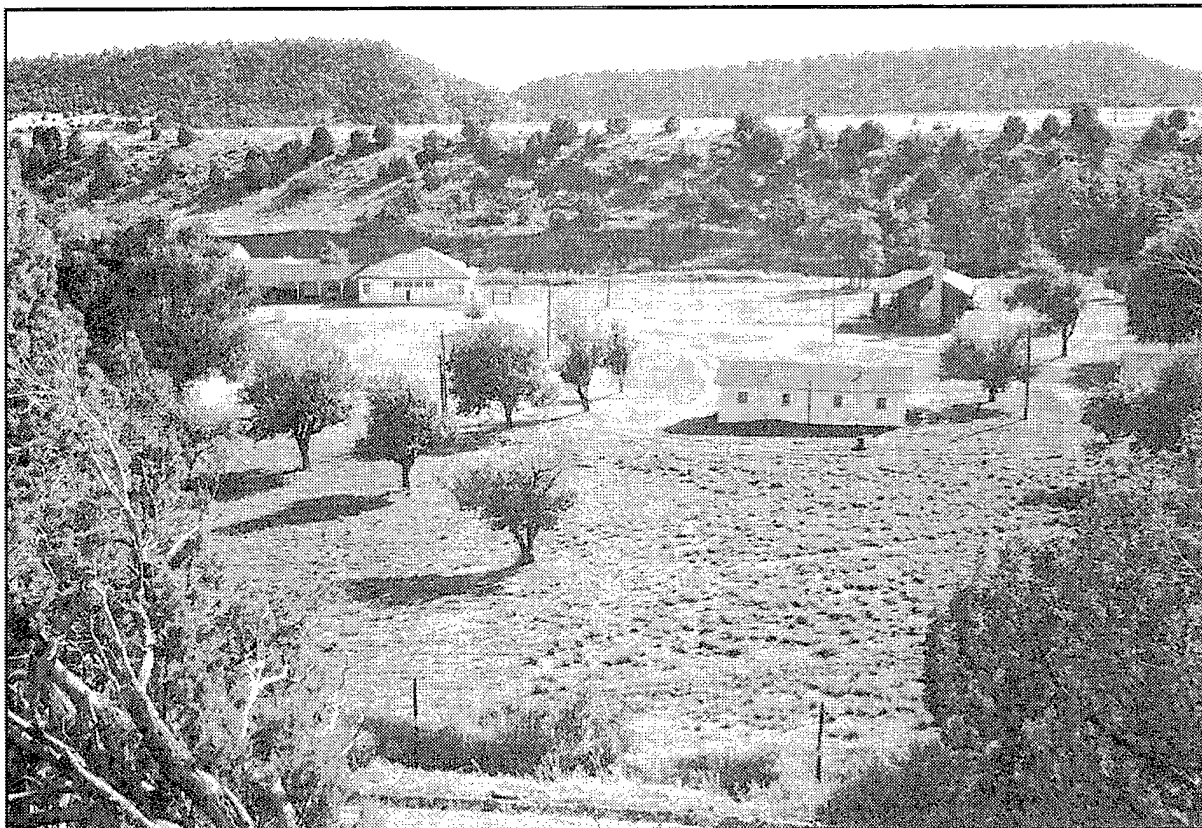


Figure IV.33 5EP836. View to the south in showing, from left, Fire Station/Garage 10012 with attached implement shed (note garage doors on north face), a former duplex, and Log Cabin 10002. Orchard in foreground. 1957 photograph by Stewarts Photographers, Colorado Springs, Colorado. On file at Local History, Pikes Peak Library District, Colorado Springs, Colorado.

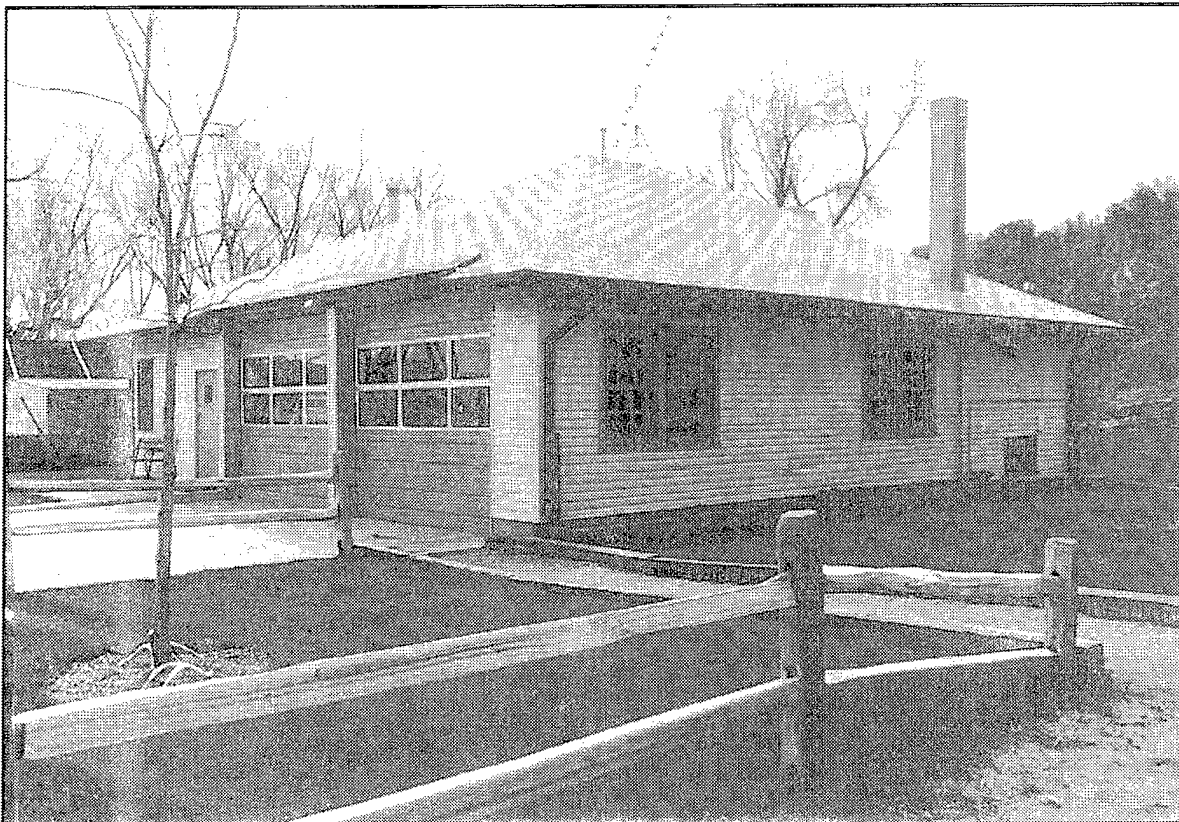


Figure IV.34 5EP836. Building 10012, Fire Station. North and west sides showing north bay doors and fire truck. View is to the southeast. Roll TCR-A, Exposure 21.

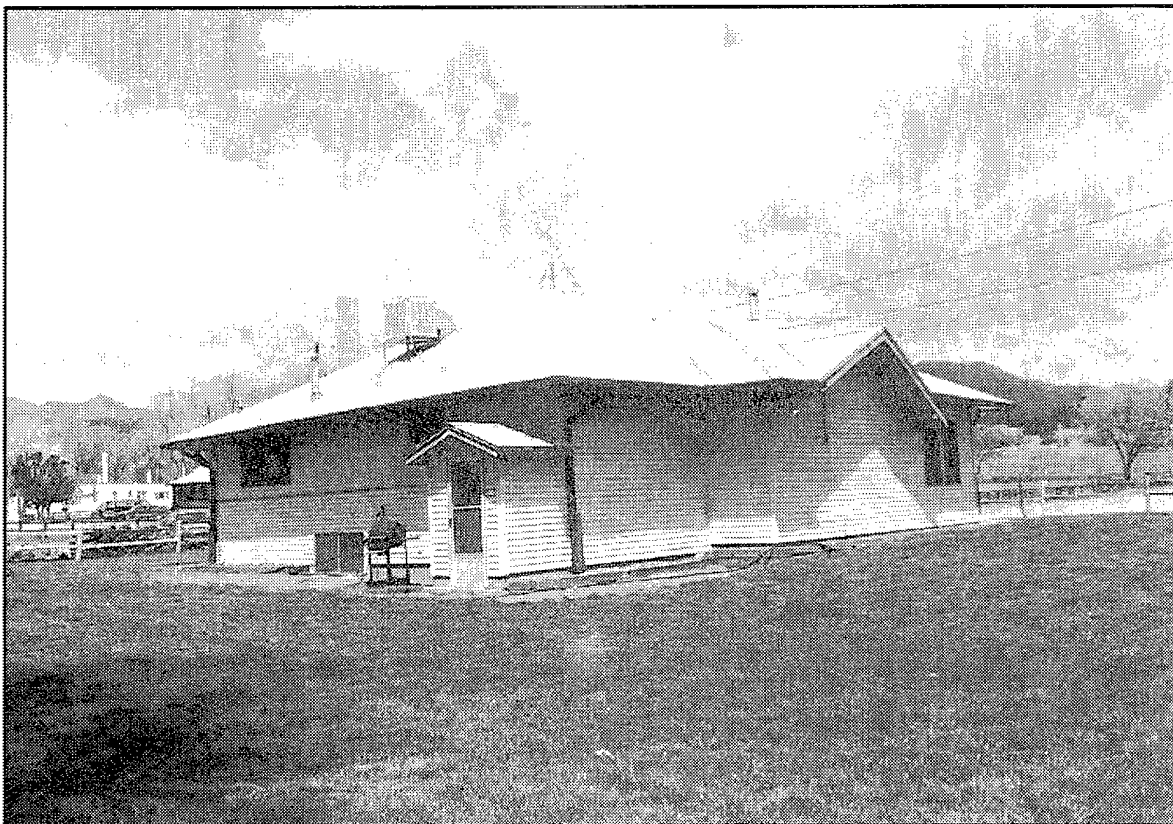


Figure IV.35 5EP836. Building 10012, Fire Station. South and east sides. View is to the northwest. Roll TCR-A, Exposure 23.

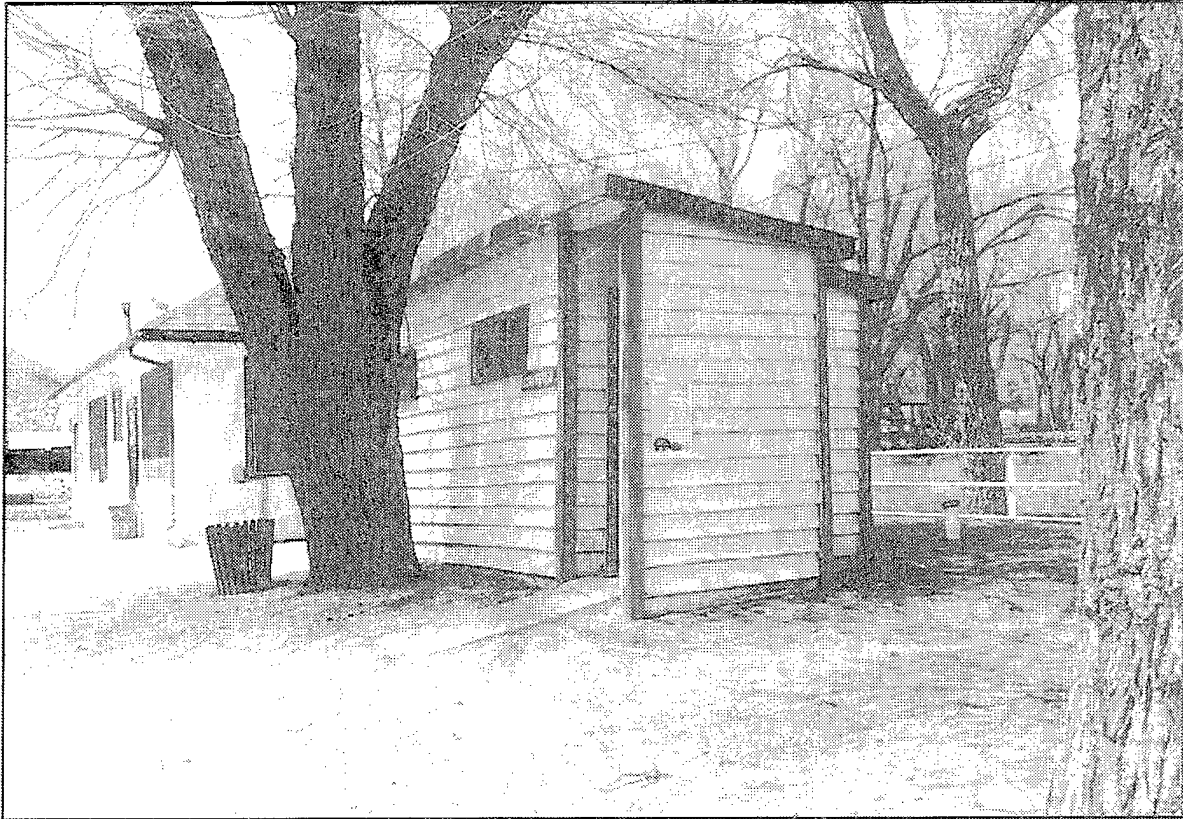


Figure IV.36 5EP836. Building 10018, Latrine. South and east sides. View is to the northwest. Roll TCR-A, Exposure 28.

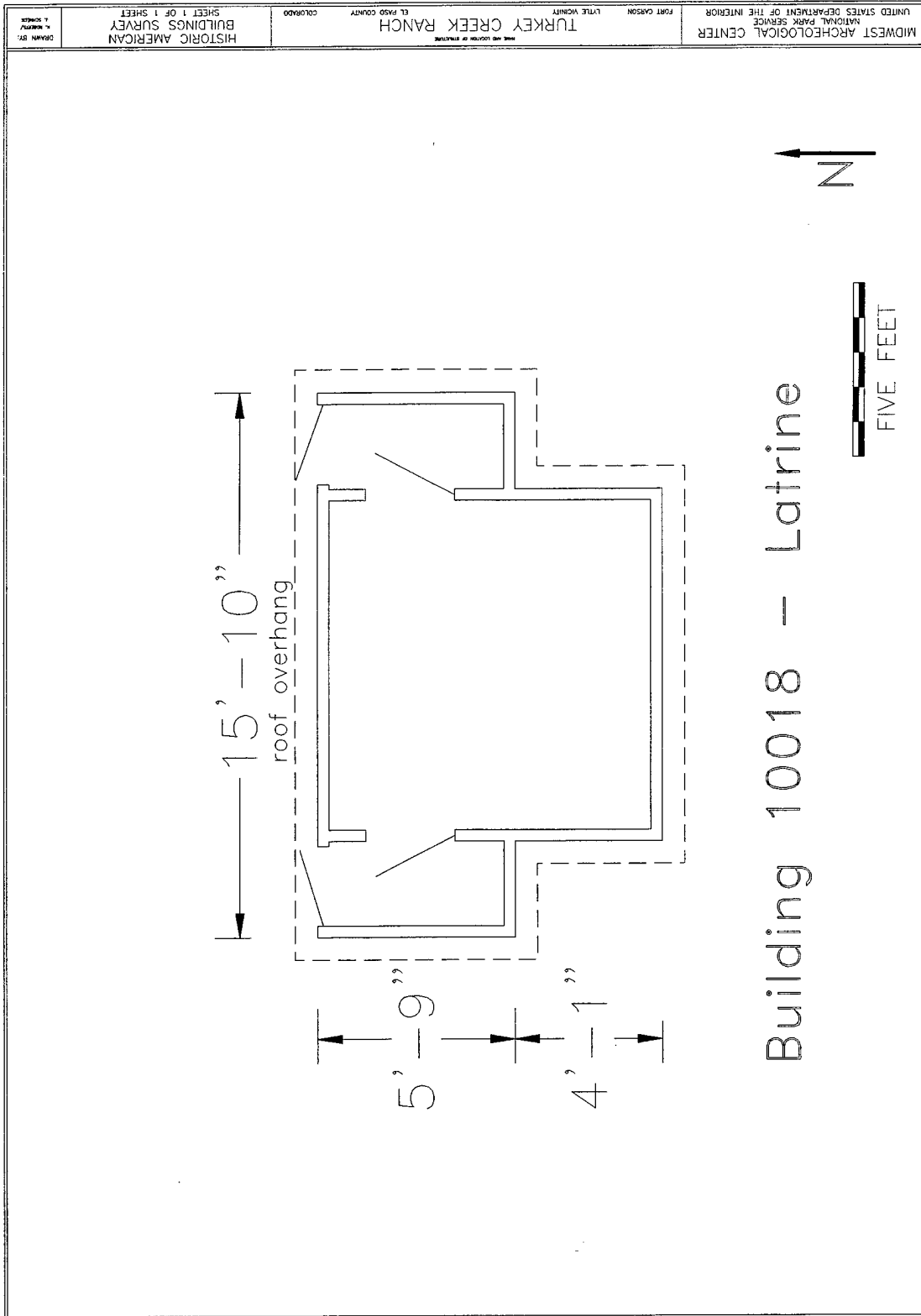


Figure IV.37 5EP836. Building 10018, Latrine. 1996 Floor Plan. AutoCAD drawing from field sketch, Midwest Archeological Center.

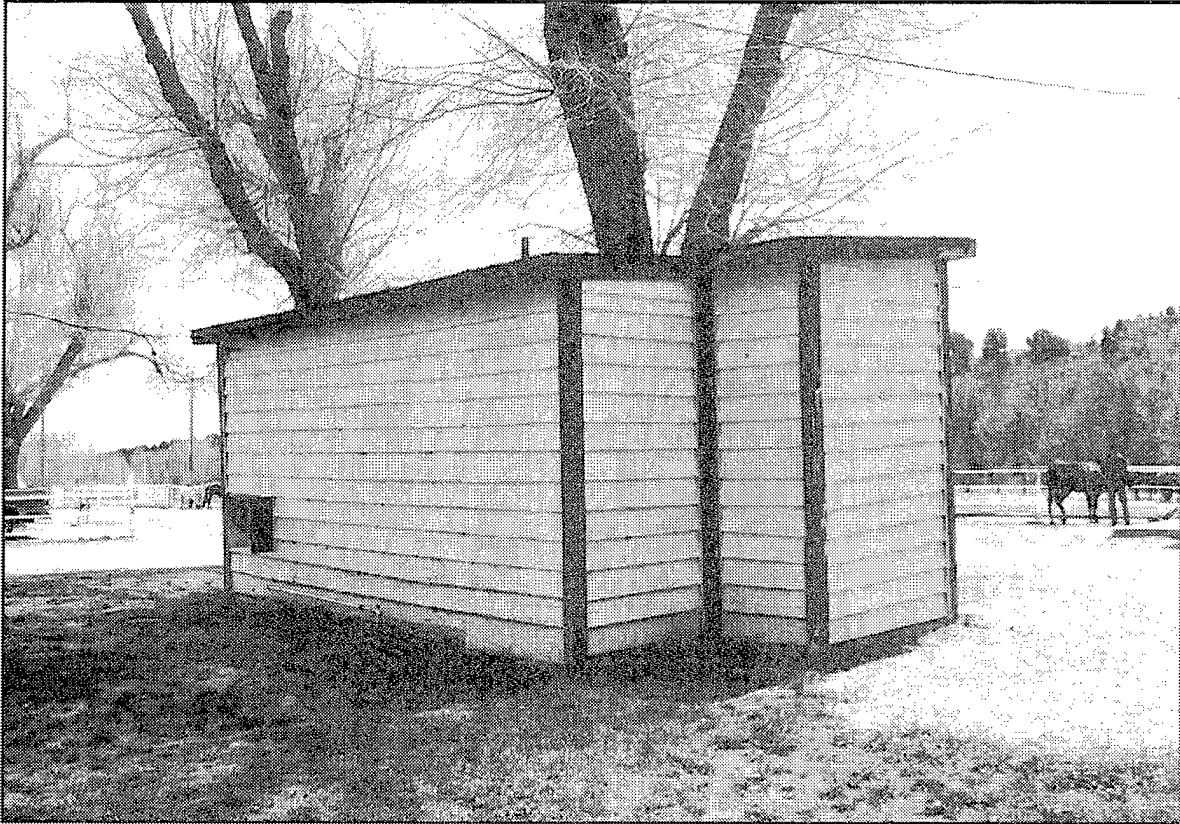


Figure IV.38 SEP836. Building 10018, Latrine. North and west sides. View is to the southeast. Roll TCR-A, Exposure 30.

MANAGEMENT SUMMARY

Turkey Creek Ranch has been determined eligible to the National Register of Historic Places, hence warranting the preparation of this document. Documentation on the structures at Turkey Creek Ranch has been carried out in accordance with the standards set forth by the Directorate of Compliance and Management, Fort Carson. This documentation has been prepared as a result of the desire of Fort Carson to modify Turkey Creek Ranch in a manner consistent with its historic significance. The Turkey Creek Ranch historic district includes 8 contributing and 13 non-contributing structures.

At the time of the field work in April 1996, Turkey Creek Ranch (5EP836) was in good condition and the structures were all in use. General maintenance and upkeep of the structures by the Army, if work is kept in line with the historic fabric of the structures, should not alter their contributing or non-contributing status or the eligibility of the Turkey Creek Ranch district to the National Register of Historic Places. This report, as well as the associated Historic American Building Survey and Historic Building Inventory Record forms, documents this early-twentieth-century Spanish Revival style ranch complex and fulfills necessary mitigation requirements pursuant to 36 CFR part 800, regulations implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f).

Contributing Building Summary

Eight buildings at Turkey Creek Ranch have been determined to be contributing structures to the historic district (Table V.1). Contributing buildings are those structures that correspond with Penrose's original occupation, retain their structural integrity, and have historic significance. The contributing buildings include the Main House (Building 10000), the Three-stall Garage (Building 10001), the Guest House/Log Cabin (Building 10002), the Pump House/Root Cellar (Building 10010), the Color Guard Office (Building 10013), the Color Guard Barn (Building 10014), the Dude String Barn (Building 10015), and the Barn/Riding Stable (Building 10017).

Building 10000, the Main House, is a sprawling wood frame dwelling in the Spanish Revival style constructed in 1912-1913. The building features a substantial battered foundation, stucco walls, many chimneys, and both flat and Spanish tiled roofs. Designed as an elegant private weekend estate, the building consists mainly of a large living room, family bedrooms, and servants' quarters. The building incorporates several terraces that are easily accessed from the large number of doors.

Building 10000 has seen moderate alteration since its construction. Soon after completion of the Main House, the heating system was converted to a central steam system and Spanish Tile was installed on the roof. Sometime before the 1950s the original kitchen and dining rooms traded functions, and a gas heating system was installed. The breezeway between the main building and the former servants' wing was enclosed in the 1950s. A mural painted over the fireplace in the living room has been covered with paint. After the Army purchased the ranch, numerous modifications were made to the Main House. Bathtubs in both master wings were removed and replaced with showers, toilets were replaced in all the bathrooms, and lavatories were replaced in the guest suite and servants' bathrooms. The electrical system was upgraded and a wheelchair accessible ramp installed on the west side in 1982. Aluminum storm

windows and doors were installed and the building was painted white with orange trim. Recent modifications have included the installation of smoke detectors and a new concrete sidewalk west of the building.

Garage 10001 is a simple rectangular building with a flat roof constructed between 1939 and 1957. The building does not exhibit the same quality or type of construction and materials used at the ranch's original garage (present Fire Station 10012). This garage bears some characteristics of the Spanish Revival style in its smooth, flat walls and stepped parapet, which is topped by an articulated cornice band. The building has simple punched openings. At some point, an interior wall was constructed to separate the easternmost stall from the center stall. The garage door leading to this stall has been replaced with one pedestrian door and one window.

Originally built in 1912, the Ranch Office 10002 is a rustic cabin with roughly hewn log walls, a deep, low overhanging roof, and large porches. The building features generous windows, exposed log structural elements and a large stone fireplace. Few modifications have been made to this building since its original construction. Shortly after its initial construction, a bathroom addition was constructed at the southwest corner. At some point, the northernmost 10 feet of the east-facing porch were removed and the chimney was extended by six feet. On the interior, a partition wall was replaced with a wood frame curtain wall to fully enclose two rooms. The electrical wiring and the heating system were replaced in 1992.

Root Cellar 10010, also known as the Pump House, is a small, unobtrusive building well hidden by vegetation and landscaping in its location at the fringe of the Turkey Creek Ranch complex. It was most probably constructed in 1912-1913 during the initial phase of construction at the ranch. Building 10010 was designed and constructed as a utilitarian out-building on a working ranch. The well-constructed building features thick concrete foundation walls battered to match those seen at the nearby Spanish Revival style Main House 10000. Elements of the Bungalow Style can be seen in the building's low walls, wood-shingled gables and low-pitched roof with deeply overhung exposed eaves.

Building 10010 was constructed in at least three phases including the original one room building, a one-room extension, and a vestibule. The two rooms were both constructed during the Penrose era, while the vestibule was constructed by the Army sometime after 1964. This building was renovated for a new water filtration system for the ranch in August 1996. The roof, interior wall, doorways, and two of the four concrete windmill piers were demolished at this time. A new concrete floor was poured, pipe chases were cut into the exterior walls, and the exterior walls were heightened to create a stepped parapet.

The Color Guard Office 10013 had a basically symmetrical appearance before the addition of the west wings. The building was designed and used as a functional out-building but has the same solid construction as the more public buildings at the ranch. It was most likely constructed between 1913 and 1922. The well constructed building features a tall, battered concrete foundation, textured stucco walls, generous fenestration, and a deeply overhung hip roof.

Three separate additions have been made to 10013 since its initial construction. The southernmost asbestos shingle-sided portion of the west shed roofed addition was constructed before 1965. This shed addition was extended to the north edge of the original building by the Army and was stuccoed. A concrete manhole has been added to the building's north side. On the interior, much of the mechanical equipment has been removed and one of the two original

coolers/lockers has been converted to a closet. New floor and ceiling tile have been installed in one room. A large door between the two main rooms and the entrance to a walk-in locker have been sealed. Electrical wiring has been replaced. Some mechanical equipment and hardware remains including an iron hook, metal bolts, and a concrete pedestal.

Color Guard Barn 10014 is a large two-story barn located at the center of the Turkey Creek Ranch complex. The long rectangular building has a great number of windows and doorways and is topped by a massive gambrel roof that is interrupted only by two small loft dormers. Three metal vents line the ridge. The formally designed building exhibits an unusual quality of design and construction. The barn has elements of the Spanish Colonial style in its white stuccoed walls and battered foundation. The building incorporates some of the most advanced barn technology of its time, including a King ventilator system to provide fresh air to the barn.

Color Guard Barn 10014 was probably constructed in two stages. The original portion was constructed in 1913, was 60' long, and probably housed a milking operation. A 90' extension was constructed in 1916. When the barn was converted to a horse barn, most windows were replaced with wooden shutters. A north-facing exterior entrance was stuccoed over, probably during the Penrose era, given the quality of work.

Dude String Barn 10015 has a basically square plan, consisting of a central two-story bay flanked by lower, single-story shed additions. The original portion of the building was most likely constructed in 1913. The barn has a vernacular quality exhibited by an uncomplicated structural system, unadorned facades and simple corrugated metal siding. A steep roof over the central volume and the vertical corrugated metal siding increases the apparent height of the building. Massive double doors on both ends of the central volume also lend a larger-than-life feel to the barn, which is reinforced by the relative lack of additional doors or windows.

The central two-story single-bay structure of Building 10015 is original. The hay loft floor above the south half of the structure was removed at some point. The shed addition on the west was constructed before 1957, while the shed addition on the east was constructed after 1957. The east shed contained a series of 9'-wide open stalls and a feed alley. The Army laid a concrete floor in the addition. The west shed addition has been remodeled into offices. A third shed addition was constructed on the east in the 1980s and is open to the east. This addition is used as a fly shed for trail horses.

The Riding Stable 10017 is a long rectangular building with little to suggest a formal architectural influence. It is thought to have been built about 1916. Two linear single-story wings are divided by a square, two-story section that contains a work room and hay loft. Three square vent cupolas provide a flourish for the otherwise straightforward design.

Building 10017 may have once served as a sheep or hog barn, as is evidenced by 24 small ground-level doors on the building's east and west sides. The south wing and the central portion may have been constructed at different times, as there is a seam present between the two. The wide barn doors on the east and west sides of the central portion have been reduced in size to accommodate pedestrian doors. Several layers of flooring are present in the stalls, suggesting a changing use pattern through the years. An exterior deck and ladder on the central section's west side were constructed in 1985 to provide access to the hay loft. Deteriorated window and door trimwork were repaired or replaced in 1995.

Non-Contributing Building Summary

Non-contributing buildings are those that are not historically or architecturally significant to the Turkey Creek Ranch historic district. With the exception of the Fire Station/former Garage (Building 10012), the non-contributing buildings do not date to the Ranch's period of significance and are too young to be considered for individual eligibility. The Fire Station/former Garage (Building 10012) dates to the Ranch's period of significance but has lost integrity of design, materials and appearance. The 13 non-contributing buildings include the Quarantine Shed (Feature 1), the Utility Building (Feature 7), the Play Structure (Feature 9), the Concession Stand (Feature 14), the Storage Building (Feature 15), the Gazebo (Feature G), the North Loafing Shed (Feature I), the Central Loafing Shed (Feature J), the South Loafing Shed (Feature K), the Rectangular Picnic Shelter (Feature Q), Latrines 10012 and 10018, and the Fire Station (Building 10012/Feature 8).

The Quarantine Shed (Feature 1), constructed by the Army, dates to about 1980. It is a small, two-stall, wood frame loafing shed with 20-foot-long paddocks. Each paddock has a 4-foot-wide metal gate. The plywood roof is supported by 2"-x-4" rafters and 2"-x-6" posts. These are held by stamped metal post hangers. There are no known modifications to this structure.

The Utility Building (Feature 7) was probably constructed about 1980. The building is a Tudor style, rectangular, wood frame structure with plywood walls and a low-pitched shed roof. The single interior room is used to store gardening and fire station equipment. No known modifications have been made to this structure.

A basically rectangular, shed-roofed structure with a false front, the Play Structure (Feature 9) is an Old West/Frontier style playhouse. This wood frame structure was constructed between 1959 and 1966. No modifications to the structure are known.

The Concession Stand (Feature 14) is a rectangular building with frame walls, a shed roof with asphalt roll shingling, and a wood skid foundation. The structure contains five boarded-up windows and one window that is not covered. The interior of this mobile structure is a single room. This building was constructed prior to 1966 and has probably been moved numerous times since its construction.

It is thought that the former Feature 15 (Storage Building) was demolished sometime between 1987 and 1996 and a new structure erected in its place. The current Storage Building is a rectangular, one-story, mobile storage shed set on a wooden pallet foundation and was most likely constructed after the demolition of the former Storage Building. No modifications to the structure are known.

The octagonal Gazebo (Feature G) was built in the 1990s by the Army. The roof is constructed of 3-tab asphalt shingles over 1"-x-5" sheathing and is supported by 8" wood posts set in a concrete floor. No modifications to the structure are known.

The North Loafing Shed (Feature I) is a three-walled five-bay building with a low-pitched shed roof and plywood sheathing. The structure is open to the south and was constructed by the Army in the 1980s. There are no known modifications to the structure.

The Central Loafing Shed (Feature J) was constructed by the Army in the 1980s. The building has three walls, is open to the east, and has five bays. The structure has a low-pitched

shed roof with plywood sheathing and interlocking asphalt shingles. No modifications to the structure are known.

Like the other two loafing sheds, the South Loafing Shed (Feature K) was constructed in the 1980s by the Army. This is a three-walled, five-bay loafing shed with a shed roof and a short overhang on the open east side. One paddock is isolated from the others with an interior wall. Some modification has been made to the shed's north side, as siding has been replaced.

The Rectangular Picnic Shelter (Feature Q) is a five-bay open rectangular picnic shelter with no walls. The structure is made of treated dimension lumber and glue laminated beams. The shelter was constructed in 1992 and no modifications are known to have been made.

Latrines 10006 and 10018 (Features 12 and 5) are identical. Both are symmetrical rectangular structures with frame walls, horizontal siding, and entrances on the east and west ends. The low-pitched shed roofs are supported by dimension lumber rafters and asphalt 3-tab shingles. Both latrines were constructed by the Army in 1973 and have no known modifications.

Although constructed between 1913 and 1916, the Fire Station/former garage (Feature 8/Building 10012) has been modified extensively and is no longer a contributing structure. The building is a wood frame Spanish Revival style structure with concrete stucco walls. The walls have now been covered with vinyl siding and the building re-roofed. Only four original windows remain in the structure. One existing window has been converted to an entrance and both garage doors are recent additions. No original surfaces remain on the interior. An early attached implement shed on the east has been removed.

Table V.1. Contributing and Non-contributing Status of Turkey Creek Ranch Structures			
Structure ID	Structure Name	Construction Date	Contributing/ Non-contributing
10000	Penrose House/Main House	1912-1913	contributing
10001	Three-stall Garage	1939-1957	contributing
10002	Guest House/Log Cabin	1912-1913	contributing
10006/Feature 12	Latrine	1973	non-contributing
10010	Pump House/Root Cellar	prob. 1912-1913	contributing
10012/Feature 8	Fire Station (former garage)	1913-1916	non-contributing
10013	Color Guard Office (former milk house)	ca. 1913-1922	contributing
10014	Color Guard Barn	ca. 1913	contributing
10015	Dude String Barn	prob. 1913	contributing
10017	Barn/Riding Stable	ca. 1916	contributing
10018/Feature 5	Latrine	1973	non-contributing
Feature 1	Quarantine Shed	ca. 1980	non-contributing
Feature 7	Utility Building	ca. 1980	non-contributing
Feature 9	Play Structure	1959-1966	non-contributing
Feature 14	Concession Stand	before 1966	non-contributing
Feature 15	Storage Building - demolished btwn. 1987 & 1996 (now replaced with a mobile shed)	1987-1996	non-contributing
Feature G	Gazebo	1990s	non-contributing
Feature I	North Loafing Shed	1980s	non-contributing
Feature J	Central Loafing Shed	1980s	non-contributing
Feature K	South Loafing Shed	1980s	non-contributing
Feature Q	Rectangular Picnic Shelter	1992	non-contributing

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